

ATTACHMENT 6

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE, BY AMENDING ARTICLE 35.2, ZONES AND ALLOWABLE LAND USES, ARTICLE 35.3, SITE PLANNING AND OTHER PROJECT STANDARDS, ARTICLE 35.4, STANDARDS FOR SPECIFIC LAND USES, ARTICLE 35.8, PLANNING PERMIT PROCEDURES, AND ARTICLE 35.11, GLOSSARY, TO IMPLEMENT THE GOALS, POLICIES AND DEVELOPMENT STANDARDS OF THE EASTERN GOLETA VALLEY COMMUNITY PLAN.

Case No. 11ORD-00000-00015

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

SECTION 1:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection A, MU (Mixed Use) zone, of Section 35.26.020, Purposes of Special Purpose Zones, of Chapter 35.26, Special Purpose Zones, to read as follows:

A. MU (Mixed Use) zone. ~~The MU zone is applied to areas that may be suited for mixed use development (i.e. e.g., residential, commercial, and/or industrial) because of their unique or unusual size, shape, natural characteristics, or location in relation to existing or planned land uses of adjacent areas. The intent is to plan each designated area as a unit to ensure protection of their unique qualities and to allow flexibility in the location and arrangement of the residential, commercial and industrial development. To this end, the MU zone is designed to provide minimum general standards for development and to encourage maximum cooperation between applicants and the County in determining the specific requirements of individual projects, to ensure that the needs of the community as well as the unique characteristics of a site are addressed in the development plan.~~

The MU zone is applied to areas that are suited for mixed-use development (i.e., residential, commercial and/or industrial uses) because of their location in relation to existing or planned land uses of adjacent areas and infrastructure improvements such as transportation corridors. The purpose and intent of the MU zone is to:

1. Create attractive and diverse areas that include a mix of housing, shopping, workplace and entertainment uses and nodes for transportation access that foster a variety of small, entrepreneurial, and flexible residential-based businesses, generate economic and social vitality, and create community gathering spaces, entertainment venues, and pedestrian friendly streetscapes.
2. Provide flexibility and connectivity in the arrangement and location of residential, commercial and/or industrial development in order to create areas that are accessible, attractive and inviting to pedestrians.
3. Establish development standards that allow residential, commercial and/or industrial activities to compatibly co-exist and provide a transition between existing, adjacent neighborhoods in order to avoid conflicts between incompatible uses.
4. Plan for the development of sustainable communities that provide varied housing opportunities and multi-modal transportation capabilities.

SECTION 2:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.26.030, Special Purpose Zones Allowable Land Uses, of Chapter 35.26, Special Purpose Zones, to read as follows:

Section 35.26.030 - Special Purpose Zones Allowable Land Uses

- A. General permit requirements.** Tables 2-24 and 2-25 (Allowed Land Uses and Permit Requirements for Special Purpose Zones) identify the uses of land allowed by this Development Code in each special purpose zone, and the planning permit required to establish each use, in compliance with [Section 35.20.030 \(Allowable Development and Planning Permit Requirements\)](#).
- B. Requirements for certain specific land uses.** Where the last column ("Specific Use Regulations") in Tables 2-24 and 2-25 (Allowed Land Uses and Permit Requirements for the Special Purpose Zones) includes a section number, the referenced Section may affect whether the use requires a ~~Coastal Development Permit~~ or Land Use Permit, Development Plan, Minor Conditional Use Permit, or Conditional Use Permit and/or may establish other requirements and standards applicable to the use.
- C. Development Plan approval required.** Development Plan approval in compliance with [Section 35.82.080 \(Development Plans\)](#) is required as follows:
1. **MU, NTS, PU, and REC zones.** Within the MU, NTS, PU, and REC zones, Final Development Plan approval in compliance with [Section 35.82.080 \(Development Plans\)](#) is required prior to any development, including grading.
 2. **OT zones.**
 - a. **OT-R/LC and OT-GC.** Final Development Plan approval in compliance with [Section 35.82.080 \(Development Plans\)](#) is required for structures that total 5,000 square feet or more in gross floor area, or developments that total 10,000 square feet or more.
 - b. **OT-R.** Final Development Plan approval in compliance with [Section 35.82.080 \(Development Plans\)](#) is required for all multi-family residential development, including grading.
 - c. **Lot subject to the Pedestrian Area - Old Town Orcutt (PA-OTO) Overlay Zone.** If a lot is subject to [Section 35.28.160 \(Pedestrian Area - Old Town Orcutt \(PA-OTO\) Overlay Zone\)](#), then the development plan requirements of [Section 35.28.160 \(Pedestrian Area - Old Town Orcutt \(PA-OTO\) Overlay Zone\)](#) shall apply instead of Subsections 2.a. and 2.b., above.
 3. **TC zone.** Within the TC zone, Final Development Plan approval in compliance with [Section 35.82.080 \(Development Plans\)](#) is required prior to any development, including grading, except as listed below.
 - a. Transportation-related development or structures necessary for the operation of railroads or highways in existence at the time of adoption of the ordinance creating the TC zone (August 10, 1994) shall not be deemed legal non-conforming uses. This

provision is intended to permit new development without requiring a Development Plan for existing public works or public utilities that will not be affected by the new development, and to allow for the repair of existing facilities.

- b. Safety, signalization, barriers, and grade crossing devices installed for the purpose of improving the safe operation of railroads or highways shall be exempt from the permit requirements of the TC zone.

D. Accessory uses and structures. Each use allowed by Tables 2-24 and 2-25 (Allowed Land Uses and Permit Requirements for the Special Purpose Zones) may include accessory uses and structures that are customarily incidental to the use, provided that:

1. Within the MU zone there shall be no manufacture, assembly, processing, or compounding, the assembly, compounding, manufacture or processing of products other than as is customarily incidental or essential to the allowed use; and is allowed in compliance with Section 35.26.050 - MU Zone Additional Standards.
2. Within the REC zone, accessory structures and uses shall be limited to those required to support the recreational activities (e.g., parking areas, water and sanitary facilities, boat launching facilities, ranger stations and limited concession facilities).
3. Within the NTS zone, accessory uses and structures shall be limited to those required to support the principal permitted use and do not involve a commercial enterprise on the site.

E. Design review required. Prior to the approval of a planning permit for a structure, or an addition to or alteration of an existing structure, Design Review approval by the Board of Architectural Review is required in compliance with Section 35.82.070 (Design Review).

1. Prior to approving a project located on property zoned MU (Mixed Use) that includes a mix of residential with commercial or industrial uses, the Board of Architectural Review shall find that the design of the project:
 - a. Utilizes entries to interior courtyards, building entrances, and public spaces that encourage family and community activities.
 - b. Uses architectural styles in association with multifamily units that delineate the separation of units.
 - c. Ensures that residential units are interconnected with the streets and courtyards as part of a unified and defined sense of space.

F. TC zone allowable land uses and permit requirements. The uses allowed as principally permitted in zones abutting a site in the TC zone (i.e., those shown as "P" uses) are also allowed in the TC zone with Conditional Use Permit approval in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) in addition to the land uses listed in Table 2-25 (Allowed Land Uses and Permit Requirements for the Special Purpose Zones) as permitted or conditionally permitted within the TZ zone.

SECTION 3:

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

Table 2-24 Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MU	NTS	OT-R	OT-R/LC	OT-R/GC	

AGRICULTURAL, MINING & ENERGY FACILITIES

Agricultural accessory structure	P —	P (3)	P	—	—	35.42.020
Agricultural processing - On-premise products	—	P (3)	—	—	—	
Animal keeping (except equestrian facilities- see RECREATION)	S	S (3)	S	S	S	35.42.060
Aquaculture	—	—	—	—	—	
Cultivated agriculture, orchard, vineyard	E —	P (3)	E	—	—	
Grazing	—	E	—	—	—	
Greenhouse, 300 sf or less	P —	—	P	—	—	35.42.140
Greenhouse, more than 300 sf	—	—	—	—	—	35.42.140
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP —	—	CUP	CUP	CUP	35.82.160
Mining - Surface, less than 1,000 cubic yards	P(4) —	—	P (4)	P (4)	P (4)	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP —	—	CUP	CUP	CUP	35.82.160
Oil & gas uses	S —	—	—	—	—	35.5

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery and baked goods production and distribution	P —	—	—	—	—	
Business machine manufacturing and assembly	P —	—	—	—	—	
Ceramic product manufacturing	P —	—	—	—	—	
Cosmetic and pharmaceutical manufacturing	P —	—	—	—	—	
Electronics assembly	P —	—	—	—	—	
Electronics, equipment, and appliance manufacturing	P —	—	—	—	—	
Food and beverage product manufacturing	P —	—	—	—	—	
Furniture/fixtures manufacturing, cabinet shops	P —	—	—	—	—	
Handcraft industry, small scale manufacturing	P	—	—	—	—	35.26.050
Laboratory - Medical, analytical, research and development	P —	—	—	—	—	
Media production	— P	—	—	—	—	35.26.050
Merchandise manufacturing	P	—	—	—	—	35.26.050
Precision machine shop	P —	—	—	—	—	
Printing and publishing	P	—	—	—	—	35.26.050
Recycling - Community recycling facility	—	—	—	—	—	
Recycling - Small collection center	—	—	—	—	—	
Recycling - Small collection center, non-profit	P —	—	—	—	—	
Recycling - Specialized materials collection center	—	—	—	—	—	
Research and development	P —	—	—	—	—	
<u>Storage - Personal storage facility (mini storage)</u>	—	—	—	—	—	
Storage - Warehouse	P —	—	—	—	—	
Wholesaling and distribution	P —	—	—	—	—	

Key to Zone Symbols

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

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) Shall not be allowed within easement areas designated as part of an Open Space and Habitat Management Plan in compliance with Section 35.26.060.
- (4) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Table 2-24 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
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LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MU	NTS	OT-R	OT-R/LC	OT-R/GC	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Boat club	—	—	—	—	—	
Campground	—	—	—	—	—	
Commercial entertainment - Indoor	P CUP	—	—	—	—	
Community center	P CUP	—	P	—	—	
Conference center	CUP —	—	CUP	CUP	CUP	
Country club, swimming and tennis	P —	—	CUP	CUP	CUP	
Equestrian facility - Public or commercial	CUP —	MCUP(3)	CUP	CUP	CUP	
Fairgrounds	CUP —	—	CUP	CUP	CUP	
Fitness/health club or facility	P (4)	—	—	—	P	
Fitness/health club or facility, accessory	P	—	—	—	—	
Golf course	P —	—	CUP	CUP	CUP	
Historical park	—	—	—	—	—	
Library, museum	P	—	CUP	CUP	CUP	
Meeting facility, public or private	P CUP	—	CUP	CUP	CUP	
Meeting facility, religious	CUP	—	CUP	CUP	CUP	
Park, playground - Public	P	P (5)	P	—	—	
Park, playground - Private	P	—	—	—	—	
Private residential recreation facility	P	—	P	P	P	
Recreational vehicle (RV) park	—	—	—	—	—	
School	P CUP	—	CUP	CUP	CUP	
School - Business, professional, trade	P	—	CUP	CUP	P	
Shooting range	—	—	—	—	—	
Sports and outdoor recreation facilities	CUP —	—	CUP	CUP	CUP	
Sports and outdoor recreation facilities, accessory	P —	—	—	—	—	
Studio - Art, dance, martial arts, music, etc	P	—	—	—	—	
Theater - Indoor	P	—	—	—	—	
Trail for bicycles, hiking, or riding	P	—	—	—	—	
Trout farm	—	—	—	—	—	
Zoo	—	—	—	—	—	

Key to Zone Symbols			
MU	Mixed Use	OT-R/LC	Old Town - Residential/Light Commercial
NTS	Naples Townsite	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	CZ	Coastal Zone

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

Table 2-24 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
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	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
	MU	NTS	OT-R	OT-R/LC	OT-R/GC	

RESIDENTIAL USES

Agricultural employee housing, 4 or fewer employees	—	MCUP	—	—	—	35.42.030
Agricultural employee housing, 5 or more employees	—	CUP	—	—	—	35.42.030
Caretaker/manager dwelling	— P	—	—	—	—	
Dwelling, one-family	P —	P (3)	P (3)	P (3)(4)	P (3)(4)	
Dwelling, two-family	P —	—	P (4)	P (4)	P (4)	
Dwelling, multiple	P	—	P (4)	P (4)	P (4)	
Emergency shelter	P —	—	—	—	—	
Guest house or artist studio	—	P	—	—	—	35.42.160
Home occupation	P	P	P (4)	P (4)	P (4)	35.42.190
Live/work unit	P —	—	—	—	—	35.26.050
Mixed use development, residential component	P —	—	—	—	—	35.26.050
Mobile home park	—	—	—	—	—	35.42.180
Monastery	CUP —	—	CUP	CUP	CUP	
Residential accessory use or structure	P	P	P (4)	P (4)	P (4)	35.42.020
Residential project convenience facility	P	—	P (4)	—	—	35.42.220
Residential second unit	—	CUP (5)	P (6)	P (4)(6)	P (4)(6)	35.42.230
Single room occupancy facility (SRO)	P —	—	—	P	P	
Special care home, 7 or more clients	MCUP	—	MCUP	MCUP	MCUP	35.42.090

RETAIL TRADE

Agricultural product sales, on-site production only	MCUP —	P	MCUP	—	—	35.42.050
Auto and vehicle sales and rental	—	—	—	—	P	
Bar, tavern	P (7)	—	—	—	P (7)	
Building and landscape materials sales - Outdoor	—	—	—	—	—	
Clothing store	— P	—	—	P	P	
Convenience store	P	—	—	—	P	
Convenience store, in mixed use project	CUP	—	—	—	—	
Drive-through facility	CUP —	—	CUP	CUP	CUP	35.42.130
General retail	P	—	—	—	P	
Grocery/food store	P	—	—	—	P	
Office supporting retail	P	—	—	—	P	
Plant nursery	P (8)	—	—	—	P	
Restaurant, café, coffee shop - Indoor and outdoor	P (8-7)	—	—	—	P (7)	
Restaurant, café, coffee shop - Accessory to recreation use	—	—	—	—	—	
Service station	P —	—	—	—	P	
Visitor-serving commercial	P (8)	—	—	—	P	

Key to Zone Symbols

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OT-R	Old Town - Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) A Zoning Clearance ([Section 35.82.210](#)) is required instead of a Land Use Permit for a primary one-family dwelling on a lot that resulted from recordation of a Final (Tract) Map for which its Tentative Map was approved after January 1, 1990, and was vacant at the time the Final Map was recorded.
- (4) Use not allowed if the OT designation is OT-LC or OT-GC, and not OT-R/LC or OT-G/LC.
- (5) Not allowed in addition to an artist studio.
- (6) Second unit restricted to lots where the primary use is a one-family dwelling.
- (7) May include beer brewing and wine making provided (a) the area devoted to beer brewing and wine making, including the area devoted to equipment and storage of materials and supplies, does not exceed 50 percent of the interior floor area of the primary business, and (b) the product is primarily sold for on-site consumption.
- (8) Must be conducted within a completely enclosed building.

Table 2-24 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MU	NTS	OT-R	OT-R/LC	OT-R/GC	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

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

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 care center, Non-residential	MCUP	—	MCUP	MCUP	MCUP	35.42.090
Child care center, Non-residential, accessory	P	—	—	—	—	35.42.090
Child care center, Residential	MCUP	—	MCUP	MCUP	MCUP	35.42.090
Drive-through facility	CUP	—	CUP	CUP	CUP	35.42.130
Laundry and dry cleaning pick-up stores	P	—	—	—	—	
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	MCUP	—	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

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

Notes:

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

Table 2-24 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
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	CUP	Conditional Use Permit required				
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	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MU	NTS	OT-R	OT-R/LC	OT-R/GC	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Agricultural product transportation facility	—	CUP	—	—	—	35.36.040.B.2
Airstrip, public	CUP	—	CUP	CUP	CUP	
Airstrip, private and temporary	CUP	—	CUP	CUP	CUP	
Airstrip, temporary	—	—	—	—	—	
Boat launching facility accessory to approved recreation use	—	—	—	—	—	
Drainage channel, water course, storm drain, less than 20,000 sf	P	—	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	P	MCUP	MCUP	MCUP	
Electrical substation - Minor (3)	MCUP	—	MCUP	MCUP	MCUP	
Electrical substation - Major	—	—	—	—	—	
Electrical transmission line (4) (5)	CUP	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area (6-5)	P	P	P	P	P	
Flood control project, 20,000 sf or more total area (6-5)	MCUP	MCUP	MCUP	MCUP	MCUP	
Freeways and related facilities	—	—	—	—	—	
Heliport	CUP	—	CUP	CUP	CUP	
Parking facility, conjunctive use	CUP	—	—	—	—	35.36.120
Parking facility, public or private	P	—	P	—	P	
Pier, dock	—	—	—	—	—	
Pipeline - Oil and gas	P	—	P	P	P	35.5
Public utility facility	CUP	—	CUP	CUP	CUP	
Public works or private service facility	CUP	—	MCUP	MCUP	MCUP	
Railroad	—	—	—	—	—	
Road, street, less than 20,000 sf total area (6-5)	P	P	P	P	P	
Road, street, 20,000 sf or more total area (6-5)	P	MCUP	P	P	P	
Roadside rest area operated by a governmental agency	—	—	—	—	—	
Sea wall, revetment, groin, or other shoreline structure	—	—	—	—	—	
Telecommunications facility	S	S	S	S	S	35.44
Transit station or terminal	—	—	—	—	—	
Truck and freight terminal - Temporary	—	—	—	—	—	
Truck and freight terminal - Permanent	—	—	—	—	—	
Underground gas storage	—	—	—	—	—	
Utility service line with less than 5 connections (4)	—	P	—	—	—	
Utility service line with 5 or more connections (4)	—	MCUP	—	—	—	
Vehicle inspection station, permanent, governmental	—	—	—	—	—	
Wind turbines and wind energy systems	S	S	S	S	S	35.57

Key to Zone Symbols

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

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) Use is subject to the standards of the PU zone.
- (4) Does not include lines outside the jurisdiction of the County.
- (5) ~~Not allowed in the VC overlay.~~
- (6) Not applicable to facilities constructed by the County ~~outside of the Coastal Zone.~~
- (7) ~~In the Coastal Zone, use limited to the La Goleta gas storage reservoir site (APN 071 210 001), see Subsection 35.26.070.G (Underground Gas Storage in the Coastal Zone).~~

Table 2-24 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
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LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MU	NTS	OT-R	OT-R/LC	OT-R/GC	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	—	—	—	—	
Desalination facility, serving less than 15 connections	—	—	—	—	—	
Desalination facility, 15 to less than 200 connections	—	—	—	—	—	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	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

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

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.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 4:

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

35.26.040 - Special Purpose Zones Development Standards

- A. General standards.** Development within the Special Purpose zones shall be designed, constructed and established in compliance with the requirements in Table 2-26 (Special Purpose Zones Development Standards) below, and all applicable standards in [Article 35.3](#) through [Article 35.7](#) of this Development Code. ~~These standards apply within the Coastal Zone and Inland area, except where noted.~~

B. Community Plan overlay requirements. Section 35.28.210 (Community Plan Overlays) establishes additional requirements and standards that apply to development and uses located in an applicable community or area plan as specified in Section 35.28.210 (Community Plan Overlays).

Table 2-26 - Special Purpose Zones Development Standards

Development Feature	Requirement by Zone		
	MU Mixed Use	NTS Naples Townsite	OT-R Old Town - Residential
Minimum lot size	<i>Minimum area for lots proposed in new subdivisions.</i>		
Area	None.	None.	None.
Residential density	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>		
Maximum density	See Subsection 35.26.050.A (Maximum density requirements MU Zone Additional Standards).	See Section 35.26.060. The lot shall also comply with Section 35.23.040 (Residential Zones Lot Standards), as applicable.	See Subsection 35.26.070.A (Maximum lot size and density requirements).
Setbacks	<i>Minimum setbacks required. See Section 35.30.150 (Setback Requirements and Exceptions) for exceptions. Required building separation is between buildings on the same site.</i>		
Front - Primary	See Subsection 35.26.050.B (Setback requirements MU Zone Additional Standards).	As determined by Final Development Plan.	40 ft from road centerline, and 10 ft from right-of-way.
Front - Secondary	See Subsection 35.26.050.B (Setback requirements MU Zone Additional Standards).	As determined by Final Development Plan.	Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or more - Same as primary front.
Side	See Subsection 35.26.050.B (Setback requirements MU Zone Additional Standards).	As determined by Final Development Plan.	10 ft.
Rear	See Subsection 35.26.050.B (Setback requirements MU Zone Additional Standards). See Section 35.30.150 (Setback Requirements and Exceptions) if the rear of a site abuts an alley.	As determined by Final Development Plan.	10 ft.
Building separation	5 ft. for a building with a residential use; none required otherwise, but a A minimum of 3 ft. is required if any separation is provided.	As determined by Final Development Plan.	10 ft between habitable buildings and any other building; none otherwise.
Site coverage	<i>Maximum percentage of site area covered by structures.</i>		
Maximum coverage	40% of net site area. None.	As determined by Final Development Plan.	30% of net site area for residential structures.
Height limit	<i>Maximum allowable height of structures. See Section 35.30.090 (Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft.	See Section 35.26.060.	25 ft.
Landscaping	See Chapter 35.34 (Landscaping Standards).	See Section 35.26.060 and Chapter 35.34 (Landscaping Standards).	See Chapter 35.34 (Landscaping Standards).
Parking	See Chapter 35.36 (Parking and Loading Standards) and for MU also see Subsection 35.26.050.		
Signs	See Chapter 35.38 (Sign Standards).		

Table 2-26 - Special Purpose Zones Development Standards (continued)

Development Feature	Requirement by Zone		
	OT-R/LC Old Town - Residential/ Light Commercial	OT-R/GC Old Town - Residential/ General Commercial	PU & PU (CZ) Public Works Utilities and Private Service Facilities
Minimum lot size Area	<i>Minimum area for lots proposed in new subdivisions.</i> None.		
Residential density Maximum density	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>		
	See Subsection 35.26.070.A (Maximum lot size and density).	See Subsection 35.26.070.A (Maximum lot size and density)	None allowed
Setbacks	<i>Minimum setbacks required. See Section 35.30.150 (Setback Requirements and Exceptions) for exceptions. Required building separation is between buildings on the same site.</i>		
Front - Primary	Residential structure - 40 ft from road centerline, and 10 ft from right-of-way; Non residential or mixed use structure - 10% of lot depth, maximum 10 ft; 25 ft if abutting lot zoned OT-R; Lot within PA-OTO overlay - as required by Section 35.28.160 (PA-OTO overlay).	Residential structure - 40 ft from road centerline, and 10 ft from right-of-way; Non residential or mixed use structure - 10% of lot depth, maximum of 10 ft; 25 ft if abutting OT-R zone; see Section 35.28.160 (PA - OTO overlay) for additional requirements for a lot within the PA-OTO overlay.	50 ft from road centerline, and 20 ft from right-of-way.
Front - Secondary	Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or more - Same as primary front.		Same as primary front.
Side	Residential structure - 10 ft; Non-residential or mixed use structure - None.		10 ft.
Rear	Residential structure - 10 ft; Non-residential or mixed use structure - 10% of lot depth.		10 ft; 50 ft from a lot zoned residential.
Building separation	See Section 35.30.150 (Setback Requirements and Exceptions) if the rear of a site abuts an alley.		None, except as required by Building Code.
	5 ft.		
Site coverage Maximum coverage	<i>Maximum percentage of net site area covered by structures.</i>		
	30% of net site area for residential structures; 55% of gross site area on a lot with less than 75 ft of frontage, or as required by Section 35.28.160 (PA - OTO overlay); 50% of gross site area on a lot with 75 ft or more of frontage, or as required by Section 35.28.160 (PA - OTO overlay).	30% of net site area for residential structures; 55% of gross site area on a lot with less than 75 ft of frontage or as required by Section 35.28.160 (PA - OTO overlay); 50% of gross site area on a lot with 75 ft or more of frontage, or as required by 35.28.160 (PA - OTO overlay).	None.
Height limit Maximum height	<i>Maximum allowable height of structures. See Section 35.30.090 (Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>		
	Residential structure - 25 ft;	Non-residential structure - 35 ft.	45 ft.
Landscaping	See Chapter 35.34 (Landscaping Standards).		
Parking	See Chapter 35.36 (Parking and Loading Standards).		
Signs	See Chapter 35.38 (Sign Standards).		

Table 2-26 - Special Purpose Zones Development Standards (continued)

Development Feature	Requirement by Zone	
	REC & REC (CZ) Recreation	TC (CZ) Transportation Corridor
Minimum lot size	<i>Minimum area for lots proposed in new subdivisions.</i>	
Area	1 acre.	None.
Residential density	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>	
Maximum density	1 caretaker dwelling.	None allowed.
Setbacks	<i>Minimum setbacks required. See Section 35.30.150 (Setback Requirements and Exceptions) for exceptions. Required building separation is between buildings on the same site.</i>	
Front – Primary	Coastal - 10 ft . Inland - 50 ft from road centerline, and 20 ft from right-of-way. Lot within SC-MC overlay - as required by Section 35.28.175 (SC-MC Overlay Zone)	10 ft where lot abuts another zone; except that no setback is required for fences, walls, utility poles unless would interfere with ingress and egress.
Front - Secondary	Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or more - Same as primary front setback. Lot within SC-MC overlay - as required by Section 35.28.175 (SC-MC Overlay Zone)	
Side	Coastal Zone - 10 ft. Inland - 10 ft; 25 ft on a lot abutting a residential zone.	
Rear	Coastal Zone - 10 ft. Inland - 10 ft; 25 ft on a lot abutting a residential zone.	Same as front.
Building separation	See Section 35.30.150 (Setback Requirements and Exceptions) if the rear of a site abuts an alley. None, except as required by Building Code.	
Site coverage	<i>Maximum percentage of net site area covered by structures.</i>	
Maximum coverage	Coastal Zone - 10%. Inland - 20%.	None.
Height limit	<i>Maximum allowable height of structures. See Section 35.30.09 0(Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	25 ft.	25 ft, except for bridges and related equipment, and any structural clearance required by safety or other standards required by State or Federal law.
Landscaping	See Chapter 35.34 (Landscaping Standards).	
Parking	See Chapter 35.36 (Parking and Loading Standards).	
Signs	See Chapter 35.38 (Sign Standards).	

SECTION 5:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.26.050, Special Purpose Zones Development Standards, of Chapter 35.26, Special Purpose Zones, to read as follows:

35.26.050 - MU Zone Additional Standards

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

- A. Maximum density requirements.** The maximum density for each development on a lot within the MU zone shall be determined on a case-by-case basis by the Commission as part of the review and approval of an application for a Preliminary or Final Development Plan. The

Commission shall establish a maximum density based on its consideration of the development standards of the MU zone (landscaping, building coverage, etc.), and the purpose, design, and function of the project within the context of the surrounding neighborhood.

B. Setback requirements. ~~For the purposes of this Subsection, where multiple dwelling development exists or is proposed, a street shall be defined as a public or private right of way providing access to five or more dwelling units. Setbacks shall be determined as part of the Preliminary and Final Development Plans as follows.~~

- ~~1. **Perimeter setbacks.** Proposed structures shall be set back a minimum of 50 feet from any street centerline and 20 feet from any property line. These setbacks may be modified by the Planning Commission as necessary to provide adequate separation and open space between land uses on the site and on adjacent lots.~~
- ~~2. **Interior setbacks.** Interior setbacks will be determined by the Commission on a case-by-case basis based on the following criteria:~~
 - ~~a. Adequate separation of different types of uses shall be maintained in order to avoid potential adverse impacts from one use on another due to noise, lighting, odors, vibration, and general nuisances.~~
 - ~~b. Adequate separation of different types of uses shall be maintained to protect the aesthetic values of the site and of the individual uses, as well as to provide for adequate landscaping and screening.~~
 - ~~c. In addition, siting of structures and land uses shall be based on the following factors: privacy, light, air, solar exposure, building configuration, avoidance of hazardous areas, and preservation of existing trees.~~

Setbacks shall be determined on a case-by-case basis by the Commission as part of the review and approval of an application for a Preliminary or Final Development Plan in compliance with the following standards. The following setbacks may be increased or decreased by the Commission as necessary to provide adequate separation and open space both between land uses on the project site and on adjacent lots, and between land uses within the project site.

1. **Lots other than interior lots.** The following apply to structures located on lots that are not defined as interior lots.
 - a. **Front - Primary.** None required; however, if provided shall not exceed 10 feet.
 - b. **Front - Secondary.** None required; however, if provided shall not exceed 10 feet.
 - c. **Side.**
 - (1) A side setback area having a minimum width of 10 feet shall be provided adjacent to a lot zoned residential as shown in Table 1-1 (Zones).
 - (2) If the project site does not abut a lot zoned residential as shown in Table 1-1 (Zones), then a side setback is not required; however, if provided, it shall not exceed a width of 10 feet.
 - d. **Rear.**
 - (1) A rear setback area having a minimum width of 25 feet shall be provided adjacent to a lot zoned residential as shown in Table 1-1 (Zones).
 - (2) If the project site does not abut a lot zoned residential as shown in Table 1-1

(Zones), then a rear setback is not required; however, if provided, it shall not exceed a width of 10 feet.

2. Interior lots. The following apply to structures located on lots that are defined as interior lots.

- a. A setback having a minimum width of 25 feet shall be provided adjacent to any lot line that abuts a lot zoned residential as shown in Table 1-1 (Zones).
- b. A setback is not required adjacent to any lot line that abuts a lot that is not zoned residential as shown in Table 1-1 (Zones); however, if provided, it shall not exceed a width of 10 feet.

3. Parking.

- a. **Lots other than interior lots.** Parking on lots that are not defined as interior lots shall be located in compliance with the setbacks shown in Table 2-27 (Setbacks for Parking), below.

Table 2-27 Setbacks for Parking

Front - Primary	35 ft. from right-of-way
Front - Secondary	5 ft. from right-of-way
Side (1) <u>Adjacent to existing parking area</u> <u>Adjacent to non-parking area</u>	<u>None.</u> <u>5 ft.</u>
Rear (2) <u>Adjacent to existing parking area</u> <u>Adjacent to non-parking area</u>	<u>None.</u> <u>5 ft.</u>

Notes:

- (1) If the project site abuts a lot zoned residential as shown in Table 1-1 (Zones), a side setback area having a minimum width of 10 feet shall be provided.
- (2) If the project site abuts a lot zoned residential as shown in Table 1-1 (Zones), a rear setback area having a minimum width of 25 feet shall be provided.

b. **Interior lots.** Parking on lots that are defined as interior lots shall be located:

- (1) Parking shall be located no closer than 25 feet to any lot line that abuts a lot zoned residential as shown in Table 1-1 (Zones).
- (2) A setback from a lot line that abuts a lot that is not zoned residential as shown in Table 1-1 (Zones) is not required; however, if provided, it shall not exceed a width of 10 feet.

4. Architectural encroachments. Architectural features and signs may intrude into road rights-of-way in compliance with the following provided that an encroachment permit is first obtained from the County Public Works Department.

- a. Balconies, fire escapes, unenclosed porches, and shop front awnings may intrude a maximum of six feet into all right-of-ways and setback areas.
- b. Awnings shall be a minimum of eight feet high above the sidewalk. Above the ground floor, bay windows, chimneys, cantilevered rooms, and eaves may intrude a maximum of three feet into right-of-ways and all setback areas.

C. Open space and recreation area requirements for projects containing only residential uses.

- 1. ~~A minimum of 40 percent of the net area of a proposed mixed use project site shall be~~

~~devoted to common and private open space. Common open space may include recreational facilities such as picnic areas, swimming pools, tennis courts, etc., but shall not include laundry facilities or other non-recreational uses.~~

~~2. Playgrounds and other recreational areas shall be located to ensure the safety of the residents of the development, and to ensure that the recreational use does not interfere with the day to day operation of the commercial and industrial uses of the development.~~

1. Open space/yard area.

a. **Common open space.** A usable common open space shall be provided. Common open space may include recreational facilities such as picnic areas, swimming pools, tennis courts, etc., but shall not include laundry facilities or other non-recreational uses.

b. **Private open space.** A minimum of five percent of the gross floor area of a dwelling unit shall be provided for that dwelling unit.

(1) Each private open space shall have a minimum six-foot dimension.

(2) For residences without a ground-level component, usable open space may be provided above-ground.

2. Recreation. Playgrounds and other recreational areas shall be located to ensure the safety of the residents of the development.

D. ~~Convenience retail and services~~ Uses allowed with a Minor Conditional Use Permit or Conditional Use Permit. A retail or service use allowed by Table 2-24 (Allowed Land Uses and Permit Requirements for Special Purpose Zones) in the MU zone with a Conditional Use Permit or Minor Conditional Use Permit that is proposed as part of a mixed use project shall not, by reason of its location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics adversely affect the other land uses within or adjoining the development, or create traffic congestion or hazards to vehicular or pedestrian traffic.

E. ~~Storage.~~ Areas for trash or outdoor storage shall be:

~~1. Enclosed and screened to conceal all trash or stored material from public view; and~~

~~2. Located to eliminate any negative impacts resulting from sound, visual, safety or odor to the residential portion of the development.~~

Development standards. In addition to the development standards listed in Table 2-26 (Special Purpose Zone Development Standards), above, and elsewhere in Chapter 35.26 (Special Purpose Zones), proposed development within the MU zone shall comply with the following development standards.

1. Allowed uses and compatibility. Any use allowed in the MU zone may be conducted on the project site in combination with other allowed uses. At the time of Development Plan approval the Commission shall include conditions of approval that address, at a minimum, the following to ensure that nonresidential uses are compatible with any residential use located in the vicinity, including, for live/work units, the residential component of the live/work unit.

a. Hours of operation, including deliveries.

b. Odor.

- c. Noise.
- d. Traffic circulation and generation.
- e. Use of hazardous materials.
- f. Lighting.
2. **Minimum lot width for residential use.** Development that includes dwelling units shall be located on a lot with a minimum net lot width of 50 feet.
3. **Limitations on bedrooms, floor area and location of dwelling units for mixed-use projects containing dwelling units.**
 - a. Except for mixed-use projects that qualify as a live/work unit development, the residential component of a mixed-use project shall not exceed two bedrooms per 900 square feet of gross floor area of commercial development on the same lot.
 - b. **Lots that abut a road having a roadway classification of P2 or 2 Lane Expressway.** The following standards apply to the residential component of a mixed-use project on lots that abut a road having a roadway classification of P2 or 2 Lane Expressway on the circulation map for a Community Plan area:
 - (1) Dwelling units may be allowed on the ground floor of a building only when:
 - (a) The facade of the portion of a building containing the dwelling units does not face a road having a roadway classification of P2 or 2 Lane Expressway.
 - (b) The gross floor area devoted to residential uses does not exceed 50 percent of the total gross floor area of the ground floors of each building on the lot.
 - (2) Except as allowed in compliance with Subsection E.1.b(2)(a), below, dwelling unit access from a building facade that faces a road having a roadway classification of P2 or 2 Lane Expressway is not allowed.
 - (a) Dwelling unit access from a building facade that faces a road having a roadway classification of P2 or 2 Lane Expressway is allowed where the access is to the residential portion of a live/work unit and the access is located within the interior of the ground floor nonresidential area.
4. **Location of commercial and industrial uses.** Commercial and industrial uses are allowed on all floors of buildings.
5. **Pedestrian oriented area.** Portions of a project site devoted to nonresidential uses shall create a pedestrian oriented area.
6. **Storage.** Areas for trash or outdoor storage shall be:
 - a. Enclosed and screened to conceal all trash or stored material from public view; and
 - b. Located to eliminate any negative impacts resulting from sound, visual, safety or odor to the residential portion of the development.
 - c. Designed to look pleasing and contribute to the overall ambience of the area.
 - d. Constructed in compliance with Section 35.30.170 (Solid Waste and Recycling Storage Facilities).

7. **Utilities.** Utilities shall be located so as to not be visible from the public rights-of-way if feasible. Mechanical equipment, including solar energy systems, should not be visible from the street if feasible.
8. **Additional development standards for live/work units.** The following development standards apply to live/work units: ~~in addition to the standards contained in Subsection E.1, above. In case of a conflict between the standards of this Subsection E.2 and the standards of Subsection E.1, the standards of this subsection shall apply.~~
 - a. **Application requirements.** In addition to the requirements of Section 35.80.030 (Application Preparation and Filing), an application for a project that includes a live/work unit(s) shall include floor plans that clearly delineate those areas that are devoted to a residential use and those areas that are devoted to a nonresidential use.
 - b. **Allowed uses.** Any nonresidential use allowed in the MU zone may be conducted on the premises of the live/work unit.
 - c. **Residential area requirements.**
 - (1) The residential portion shall include cooking space and sanitary facilities that satisfy the provisions of other applicable codes so that the unit may be legally occupied as a dwelling unit.
 - (2) The residential portion of the unit shall not occupy more than 50 percent of the gross floor area of the unit. However, in no case shall there be less than 120 square feet of living area exclusive of kitchen, bath, closets and hallways in any live/work unit.
 - (a) For the purpose of calculating this 120 square foot requirement, the living room, dining room, family room, sleeping area(s), or other area designated for a similar use of a residential nature shall be deemed as living area.
 - (b) All other habitable rooms except kitchens shall have a minimum floor area of 70 square feet.
 - d. **Nonresidential area requirements.**
 - (1) There shall be adequate working space reserved for and regularly used by resident owner or employee.
 - (2) The nonresidential portion of the unit shall be in compliance with commercial building standards.
 - (3) There shall be at least one public entrance that is directly accessible to the nonresidential area, and a visitor utilizing this entrance shall not be required to pass through any residential floor area in order to enter the nonresidential area of the unit.
 - (4) The nonresidential activity shall be conducted in compliance with a valid business license associated with the premises.

- e. **Location of residential and nonresidential areas and separation of uses.**
 - (1) The nonresidential portion of the unit shall be located on the ground floor and the residential portion shall be located on the second floor. An entry to the residential portion may be located within the interior of the ground floor nonresidential area.
 - (2) The residential and non-residential portions of the unit shall be subject to all applicable separation standards as required by the Building Code.
 - f. **Limitation on employees.** Employees shall be limited to occupants of the residential portion of the units plus up to three persons not residing in the residential portion.
 - g. **Usable open space requirement.** A minimum of 75 square feet of usable open space shall be provided for each live/work unit.
 - (1) For residences without a ground-level component, usable open space may be provided above-ground.
 - h. **Design criteria.** Projects including live/work units shall be in compliance with the following design criteria. Prior to approving a project the Board of Architectural Review shall find that the project is in compliance with these criteria.
 - (1) The exterior of a new building containing primarily live/work units has a commercial appearance including the use of nonresidential building styles or other techniques.
 - (2) The layout of the nonresidential area within the unit provides a functional open area for working activities.
 - (3) The floor and site plan for the project includes adequate provision for the delivery of items required for the type of businesses anticipated in the project. This may include:
 - (a) Loading areas located near elevators and/or stairs.
 - (b) Service elevators designed to carry and move oversized items.
 - (c) Stairwells that are wide and/or straight enough to deliver wide items.
 - (d) Wide corridors that facilitate the movement of oversized item.
9. **Additional development standards for mixed-use development with commercial and residential uses.** The following development standards shall apply to mixed-use development with commercial and residential uses:
- a. **Scale and Design.** The scale and design of the mixed-use development shall comply with the following standards:
 - (1) Maximize compatibility between the mix of uses and with surrounding development.
 - (2) Enhance the character and function of the adjacent area.
 - (3) Avoid light, noise, odor, and/or air pollution effects on residential uses.
 - (4) Limit signage appropriately to achieve attractive designs for both residents of dwelling units and patrons of commercial businesses.

(5) Incorporate plaza or courtyard materials that create a community space through the use of color and layering as patterns in the landscape and hardscape.

10. **Additional development standards for industrial uses.** The following development standards apply to industrial uses: ~~in addition to the standards contained in Subsection E.1, above.~~

- a. **Allowed use.** Industrial uses allowed in the MU zone in compliance with Table 2-24 (Allowed Land Uses and Permit Requirements for Special Purpose Zones) shall be allowed in a live/work unit(s).
- b. **Floor area limit.** The gross floor area devoted to the industrial use within a live/work unit shall not exceed 200 percent of the gross floor area devoted to the residential use within the same unit.

SECTION 6:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to delete the text of Section 35.28.090, Environmentally Sensitive Habitat Area (ESH) Overlay Zone, of Chapter 35.28, Overlay Zones, in its entirety and reserve the section number for future use.

SECTION 7:

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

1. The Environmentally Sensitive Habitat Area overlay zone is applied ~~to areas~~ within the Eastern Goleta Valley Community Plan, the Goleta Community Plan, the Mission Canyon Community Plan, and the Toro Canyon Plan areas. The requirements of this Section shall apply to:
 - a. Areas within the Eastern Goleta Valley Community Plan area designated as ESH-GOL on the Zoning Map.
 - b. Areas within the Goleta Community Plan area designated as ESH-GOL on the Zoning Map.
 - ~~b~~c. Areas within the Mission Canyon Community Plan area designated as ESH-MC on the Zoning Map.
 - e d. Areas within the Toro Canyon Plan area designated as ESH-TCP on the Zoning Map.

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 amended to amend the text of Subsection B.5, Identification of newly documented sensitive habitat areas, ESH-MC and ESH-TCP, of Section 35.28.100, Environmentally Sensitive Habitat Area Overlay Zone, of Chapter 35.28, Overlay Zones, to read as follows:

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

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 amended to amend the text of Subsection C, Permit and processing requirements, ESH-GOL, of Section 35.28.100, Environmentally Sensitive Habitat Area Overlay Zone, of Chapter 35.28, Overlay Zones, to read as follows:

- C. **Permit and processing requirements, ESH-GOL.** The following permit and processing requirements shall apply to lots zoned ESH-GOL.
1. **Land Use Permit requirement.**
 - a. **Locations within the Eastern Goleta Valley Community Plan area.**
 - (1) **Land Use Permit Required.** The issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) shall be required for the following activities located within the Eastern Goleta Valley Community Plan area, except when exempt from this requirement as provided in Section 35.28.100.C.1.a.(2) below.
 - (a) The removal of native vegetation from an area more than 5,000 square feet.
 - (b) Fuel modification for defensible space for any existing structure.
 - (c) The removal of native riparian vegetation along 50 linear feet or more of a creek or stream.
 - (d) The removal of native vegetation that, when added to the previous removal of native vegetation within the affected habitat, would total more than 5,000 square feet of native vegetation, or more than 50 linear feet of native riparian vegetation along a creek or stream.
 - (e) Grading in excess of 50 cubic yards of cut or fill.
 - (f) The removal of any native tree more than six inches in diameter measured four feet above existing grade, or more than six feet in height, or non-native trees that are used as habitat by the Monarch Butterflies for roosting, or by nesting raptors, unless the Department makes one or more of the following findings:
 - (i) The tree is dead and is not of significant habitat value.

- (ii) The trees prevent the construction of a project for which a Land Use Permit has been issued in compliance with Section 35.82.110 (Land Use Permits) and this Section, and project redesign is not feasible.
- (iii) The tree is diseased and poses a danger to healthy trees in the immediate vicinity. The Department may require evidence of this to be presented by an arborist, licensed tree surgeon, or other qualified person.
- (iv) The tree is so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any injury so as to cause imminent danger to persons or property.

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

- (a) The removal of vegetation along roads and driveways up to 10 feet on both sides of the roads and/or driveways.
- (b) Fuel modification for defensible space within 100 feet of an existing structure.
- (c) Fuel modification for defensible space located more than 100 feet but less than 300 feet from an existing structure following inspection by Santa Barbara County Fire Department personnel and issuance of a letter by the County Fire Department determining that more than 100 feet of fuel modification is required to provide adequate defensible space around the structure based on a site specific safety zone calculation.
- (d) In compliance with Land Use and Development Code Section 35.10.040.G (State, County, Local Agency, and School District sites and facilities), clearing vegetation, conducting prescribed fires, maintaining fire roads, and other wildfire prevention activities by the Federal government (e.g., U.S. Forest Service) on leased or federally owned land, the County or any district of which the Board of Supervisors is the governing body (e.g., County Fire Department), and the State or an agency of the State acting in its sovereign (governmental) capacity (e.g., California Department of Forestry and Fire Prevention (CAL FIRE)).

b. Locations within the Goleta Community Plan area. For development proposed within an area subject to this Section that is located within the Goleta Community Plan area, the issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) shall be required for the following, in addition to those required to have a Land Use Permit by the primary zone.

- a- (1) The removal of vegetation from an area greater than 5,000 square feet.
- b- (2) The removal of a significant amount of vegetation along 50 linear feet of creek bank.
- e- (3) The removal of vegetation that, when added to the previous removal of vegetation within the affected habitat, would total more than 5,000 square feet, or longer than 50 linear feet of vegetation along a creek bank.

- d. (4) Grading in excess of 50 cubic yards of cut or fill.
 - e. (5) The removal of any native tree greater than six inches in diameter measured four feet above existing grade, or more than six feet in height, or non-native trees that are used as habitat by the Monarch Butterflies for roosting, or by nesting raptors, unless the Department makes one or more of the following findings:
 - (1) (a) The tree is dead and is not of significant habitat value.
 - (2) (b) The trees prevent the construction of a project for which a Land Use Permit has been issued in compliance with [Section 35.82.110 \(Land Use Permits\)](#) and this Section, and project redesign is not feasible.
 - (3) (c) The tree is diseased and poses a danger to healthy trees in the immediate vicinity. The Department may require evidence of this to be presented by an arborist, licensed tree surgeon, or other qualified person.
 - (4) (d) The tree is so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any injury so as to cause imminent danger to persons or property.
2. **Minor Conditional Use Permit requirement.** A Minor Conditional Use Permit approved in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) is required where a significant amount of vegetation is proposed to be removed which would exceed one acre, or 500 linear feet of creek bank, or where grading would exceed 1,500 cubic yards of cut and fill.
3. **Findings required for permit approval.** Prior to issuance of any permit for a project located on property designated as ESH-GOL the review authority shall first find that the proposed development is consistent with all ~~applicable~~ biological goals, objectives, policies, actions and development standards of the Eastern Goleta Valley Community Plan or the Goleta Community Plan, as applicable, in addition to all other findings required by this Development Code for permit approval.
4. **Conditions of approval.** A permit may be approved and/or issued subject to compliance with conditions of approval that the review authority determines to be necessary to protect the environmentally sensitive habitat area and to ensure consistency with the biological habitat, goals, objectives, policies, development standards, and actions of the Eastern Goleta Valley Community Plan or the Goleta Community Plan, as applicable.
- a. The conditions may, among other matters, limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, stage the work over time, or require the alteration of the design of the development to ensure protection of the habitat.
 - b. The conditions may also include deed restrictions and easements for resource protection. Any regulation of the primary zone specifying building height limit, distance between buildings, setback, yard, parking, building coverage and landscaping or screening requirements may be altered by express conditions in the permit to achieve the purposes of this overlay zone.

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 amended to amend the text of Section 35.28.170, Riparian Corridor - Goleta (RC-GOL) Overlay Zone, of Chapter 35.28, Overlay Zones, to read as follows:

- A. Purpose and intent.** The Riparian Corridor - Goleta (RC-GOL) overlay zone is applied within rural areas designated Agriculture on the Comprehensive Plan maps for the Eastern Goleta Valley Community Plan area and the Goleta Community Plan area to protect and preserve mapped riparian corridors that could be easily disturbed or degraded by development and other human activities. This overlay recognizes the differing goals and policies of the Comprehensive Plan by providing riparian corridor protection requirements that are compatible with reasonable agricultural uses. The overlay is also intended to maintain a continuous canopy of trees along each riparian corridor, and protect the overall ecological integrity of the mapped stream system.
- B. Applicability.** This overlay may be applied only to inland area riparian corridors within Rural Areas that are designated Agriculture by the Comprehensive Plan.
1. **Determination of applicability.**
 - a. If, upon receipt of an application for grading or the removal of vegetation the Director determines that the site does not contain the pertinent species or habitat, the provisions of this overlay shall not apply.
 - b. If the provisions of this overlay apply and the Director determines it necessary, a site inspection shall be conducted by a qualified biologist to be selected jointly by the Department and the applicant. Upon completion of the site inspection, and if determined to be necessary, conditions shall be applied to the permit that will protect the riparian corridor to the maximum extent feasible, consistent with the biological habitats goals, objectives, policies, development standards, and actions of the Eastern Goleta Valley Community Plan and the Goleta Community Plan.
- C. Permit and processing requirements.**
1. **Land Use Permit requirement.** A Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) is required for the following types of grading or vegetation removal, in addition to the activities required to have a Land Use Permit by the primary zone.
 - a. The removal of vegetation over an area greater than 20,000 square feet.
 - b. The removal of a significant amount of vegetation along 100 linear feet or more of creek bank.
 - c. The removal of vegetation that when added to the previous removal of vegetation within the affected habitat on a lot would total more than one acre or longer than 200 linear feet of creek bank.
 - d. Grading in excess of 150 cubic yards.
 2. **Minor Conditional Use Permit requirement.** A Minor Conditional Use Permit in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) is required where a significant amount of vegetation is proposed to be removed within an area that exceeds one acre or 500 linear feet of creek bank, or where grading

would exceed 1,500 cubic yards of cut and fill.

- D. Application requirements.** A required application for any grading or vegetation removal shall be submitted in compliance with [Chapter 35.80 \(Permit Application Filing and Processing\)](#).
- E. Findings required for permit approval.** Prior to the approval of any permit for grading or vegetation removal within the RC-GOL overlay zone, the review authority shall first find that the proposed project complies with all applicable biological goals, objectives, policies, actions and development standards in the Eastern Goleta Valley Community Plan and the Goleta Community Plan.
- F. Conditions of approval.** A permit shall be conditioned to ensure consistency with the Eastern Goleta Valley Community Plan and the Goleta Community Plan.
1. The conditions may, among other matters, limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, and/or stage the work over time to ensure protection of the habitat.
 2. The conditions may also include deed restrictions and resource protection easements. Any regulation of the primary zone specifying building height limits, distance between buildings, setback, yard, parking, building coverage and landscaping or screening requirements may be altered by express condition in the permit to achieve the purposes of this overlay zone.

SECTION 11:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend the title of Subsection C, Mission Canyon, Santa Ynez Valley and Summerland Community Plan areas, of Section 35.30.120, Outdoor Lighting, of Chapter 35.30, Standards for All Development and Land Uses, to read as Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley and Summerland Community Plan areas.

SECTION 12:

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

1. **General.** The regulations contained in this Subsection C. shall be known and referred to as the “Outdoor Lighting Regulations for the Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley and Summerland Community Plan Areas.”

SECTION 13:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection C.2, Purpose, of Section 35.30.120, Outdoor Lighting, of Chapter 35.30, Standards for All Development and Land Uses, to read as follows:

2. **Purpose.** The purpose of this Subsection C. is to create standards for outdoor lighting that minimize light pollution, glare, and light trespass caused by inappropriate or misaligned light fixtures. These standards conserve energy and preserve the nighttime sky while maintaining night-time safety, utility, security and productivity. The County of Santa Barbara recognizes that the unique development patterns and environments of Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley and Summerland make them ideal areas for astronomical observation and enjoyment of the nighttime sky. Additionally, resources in the plan areas warrant the protection of nighttime viewsheds and wildlife corridors from light trespass. The County, through the provisions contained herein, intends to preserve and protect the nighttime environment of Eastern Goleta Valley, Mission Canyon, Santa Ynez and Summerland by regulating unnecessary and excessive outdoor lighting.

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

SECTION 14:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection C.9, Effective date of Subsection C, of Section 35.30.120, Outdoor Lighting, of Chapter 35.30, Standards for All Development and Land Uses, to read as follows:

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

SECTION 15:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.36.050, Required Number of Spaces: Residential Uses, of Chapter 35.36, Parking and Loading Standards, to read as follows:

35.36.050 - Required Number of Spaces: Residential Uses

Residential parking requirements shall be in compliance with the provisions in this Section, and in [Section 35.36.080 \(Standards for All Zones and Uses\)](#) and in [Section 35.36.100 \(Standards for Residential Zones and Uses\)](#) below. ~~Unless otherwise noted, the indicated parking requirements shall apply to uses in both the Coastal Zone and the Inland area.~~

- A. **Not applicable to CM-LA zone.** Table 3-5 shall not apply to development on lots zoned CM-LA (Community Mixed Use - Los Alamos). Development located in the CM-LA (Community Mixed

Use - Los Alamos) zone shall be in compliance with the parking standards of Subsection 35.36.110.H (Community Mixed Use - Los Alamos (CM-LA) zone), as applicable.

Table 3-5 - Residential Parking Standards

Residential	Parking Spaces Required
One-family and two-family dwellings (excluding EX-1 & SLP zones)	2 spaces per dwelling unit (1) (2)
One-family located within EX-1 Zone	6 spaces per dwelling unit
Small Lot Planned Development	2 spaces per dwelling unit and 1 space per 5 lots (for storage of recreational vehicles)
Multiple dwelling units - single bedroom or studio dwelling unit (3)	1 space per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Multiple dwelling units - 2 bedrooms (3)	1 space per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Multiple dwelling units - 3 bedrooms or more (3)	2 spaces per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Fraternalities, sororities, dormitories and boarding and lodging houses	1 space per 4 beds and 1 space per 2 employees
Mobile Homes - MHP zone	2 spaces per mobile home space and 1 space per 3 mobile home spaces (for visitor parking) and 1 space per 5 mobile home spaces (for storage of recreational vehicles)
Mobile Home - MHS zone	2 spaces per lot and 1 space per 5 lots (for storage of recreational vehicles)
Retirement and special care homes (3 4)	1 space per guest room and 1 space per 2 employees
Guesthouse	1 space per guesthouse
Residential second dwelling unit	1 space per bedroom

Notes:

- (1) In the Mission Canyon Community Plan area (excluding the RR zone), a minimum of 3 spaces shall be required for:
 - (a) A new dwelling unit,
 - (b) Habitable additions to an existing dwelling unit, either individually or combined, greater than 500 square feet, or
 - (c) An addition or remodel of an existing dwelling that includes one or more new bedrooms and results in a dwelling with three or more bedrooms.
- (2) In the Summerland Community Plan area additional parking spaces may be required in compliance with Section 35.28.210 (Community Plan Overlays).
- (3) Includes residential units constructed as a live/work unit or a mixed-use residential component.
- (4) Does not apply to special care homes serving 6 or fewer clients that are permitted as a one-family dwelling.

SECTION 16:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection A, Mixed Use (MU) Zone, of Section 35.36.120, Standards for Mixed Use Zones and Uses, of Chapter 35.36, Parking and Loading Standards, to read as follows:

A. Mixed Use (MU) zone.

1. **Residential screening.** Uncovered parking areas shall be screened in compliance with Subsection 35.34.090.A (Mixed Use (MU) zone) and Section 35.34.100 (Landscaping Requirements for Parking Areas).
2. **Conjunctive use of parking facilities.**
 - a. For the purpose of this Section, conjunctive use shall be defined as the joint use of

parking spaces for two or more land uses where the hours of operation and demand for parking require that the parking spaces can be used by the individual uses at different times of the day or week, and can serve more than one use. The intent is to provide for possible reduction in the number of parking spaces ordinarily required for two or more land uses and the sharing of parking spaces under a set of unique circumstances, including the compatibility of the land uses, adjacent properties, and lack of need for separate parking facilities.

- b. A Conditional Use Permit shall be required for the joint use of parking spaces, in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#). The Conditional Use Permit shall be subject to the following requirements:
 - (1) The applicant shall demonstrate a need for parking spaces required for the individual uses according to the parking regulations in this Chapter. The applicant shall state the type of use proposed, time period of operation, and other necessary information to demonstrate that the joint use of parking spaces will not create traffic congestion or be detrimental to surrounding uses.
 - (2) In cases where the required number of parking spaces for individual uses differs, the parking requirement that is greater shall become effective.
 - (3) The applicant shall submit a title report for the lot proposed for conjunctive parking use and an agreement between the owners of record of the lot and prospective users. This agreement shall obligate the lot for conjunctive parking use, clearly define the obligation of each party to the agreement, and be recorded in the Santa Barbara County Recorder's Office. The Agreement shall provide that any modification to the terms of the Conjunctive Use Agreement shall be subject to Commission approval.
 - (4) Violation of the Conditional Use Permit shall be grounds for revocation of the joint parking use.
3. Off-street parking is prohibited in front of the building between the building and the street right-of-way line of a road having a roadway classification of P2 or 2 Lane Expressway on the circulation map for a Community Plan area.

SECTION 17:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Table 4-8, Animal Keeping in Special Purpose Zones, of Section 35.42.060, Animal Keeping, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

Table 4-8 Animal Keeping in Special Purpose Zones: MU, OT-R, OT-R/LC, OT-R/GC, PU, PU CZ, REC, REC CZ, TC		E	Allowed use, no permit required (Exempt)	
		P	Permitted Use, Land Use or Coastal Permit Required	
		MCUP	Minor Conditional Use Permit	
		CUP	Conditional Use Permit required	
		S	Permit requirement set by Specific Use Regulations	
		—	Use not allowed	
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (1)		Maximum Number of Animals per Lot (2)	Additional Regulations
Animal husbandry	MU	E —	1 large hoofed animal per 20,000 sf, with a maximum of 3 swine or 5 other animals per lot; 1 small hoofed animal (not including cattle or horses) if lot is a minimum of 10,000 sf	35.42.060.F.2
	NTS	E (3)		
	OT-R	E		
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC	—		
Household pets	MU	E	35.42.060.F.1	35.42.060.F.1
	NTS	E		
	OT-R	E		
	OT-R/LC	E		
	OT-R/GC	E		
	PU	E		
	REC	E		
Cattle, not involving a commercial livestock feed or sales yard, or dairy; horses and mules; llamas and alpacas; ostriches (4)	MU	E —	1 animal per 20,000 sf with a maximum of 5 animals per lot	35.42.060.F.2
	NTS	E		35.42.060.F.3
	OT-R	E		35.42.060.F.2
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC	—		
Commercial raising and boarding of animals	MU	—		
	NTS	E (5)		
	OT-R	—		
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC	—		
Goats and sheep (4)	MU	E —	1 animal per 20,000 sf; maximum of 5 animals per lot	35.42.060.F.2
	NTS	E		35.42.060.F.3
	OT-R	E		35.42.060.F.2
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC	—		
TC	—			

SECTION 18:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Table 4-16, Allowable Zones and Permit Requirements for Commercial Telecommunications Facilities, of Section 35.44.010, Commercial Telecommunications Facilities, of Chapter 35.44, Telecommunications Facilities, to read as follows:

Table 4-16 - Allowable Zones and Permit Requirements for Commercial Telecommunications Facilities

Project Level Tier	Zones Where Allowed	Permit Requirements	Development Standards
Tier 1 (a) Project - Temporary Facilities	All zones	Coastal Development Permit or Zoning Clearance	35.42.260.G
Tier 1 (b) Project - Hub sites	All zones	Coastal Development Permit or Land Use Permit	35.44.010.C.1.(b) 35.44.010.D
Tier 2 (a) Project - Very small facilities	Nonresidential zones, <u>except not allowed in the Mixed Use (MU) zone</u>	Development Plan approved by the Director	35.44.010.C.2.(a) 35.44.010.D
Tier 2 (b) Project - Tenant improvements	Nonresidential zones, <u>except not allowed in the Mixed Use (MU) zone</u>	Development Plan approved by the Director	35.44.010.C.2.(b) 35.44.010.D
Tier 2 (c) Project - Collocated Facilities	Nonresidential zones, <u>except not allowed in the Mixed Use (MU) zone</u>	Development Plan approved by the Director	35.44.010.C.2.(c) 35.44.010.D
Tier 2 (d) Project - Facilities that comply with the zone height limit (1)	Nonresidential zones, <u>except not allowed in the Mixed Use (MU) zone and the Recreation (REC) zone</u>	Development Plan approved by the Director	35.44.010.C.2.(d) 35.44.010.D
Tier 3 (a) Project - Facilities not exceeding 50 ft. in height (1)	Nonresidential zones, <u>except not allowed in the Mixed Use (MU) zone and the Recreation (REC) zone</u>	Minor Conditional Use Permit	35.44.010.C.3.(a) 35.44.010.D
Tier 3 (b) Project - Satellite ground station facilities, relay towers, towers or antennas for radio/television transmission and/or reception	Nonresidential zones	Minor Conditional Use Permit	35.44.010.C.3.(b) 35.44.010.D
Tier 4 (a) Project - Facilities that are not allowed in compliance with Tier 1 through Tier 3	All zones	Conditional Use Permit	35.44.010.C.4.(a) 35.44.010.D
Tier 4 (b) Project - Other facilities that are subject to regulation by the FCC or CPUC, e.g., AM/FM radio stations, television stations	Nonresidential zones	Conditional Use Permit	35.44.010.C.4.(b) 35.44.010.D

Notes:

(1) Not allowed in or within 300 feet of a residential zone.

SECTION 19:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Table 5-4, Allowable Uses and Permit Requirements for Small Wind Energy Systems, of Section 35.57.060, Small Wind Energy Systems, of Chapter 35.57, Wind Energy Conversion Systems, to read as follows:

Type of Wind Energy Conversion System		Permit Required by Zone					Specific Use Regulations	
		Agricultural Zones: AG-I AG-II	Resource Protection Zones: MT-GOL MT-TORO RMZ	Residential Zones: RR R-1/E-1 R-2 DR PRD MHP NTS	Commercial Zones: C-1 C-2 C-3 CH CS PI	Industrial Zones: M-1 M-2 M-CD M-CR		Special Purpose Zones: MU PU REC TC
Small Wind Energy Systems Total site maximum power output = 50 KW or less (2)		MCUP	MCUP	CUP	MCUP	MCUP	MCUP	35.57.060

E	Allowed use, no permit required (Exempt)
P	Permitted Use, Land Use or Coastal Permit required (1)
MCUP	Minor Conditional Use Permit required (1)
CUP	Conditional Use Permit required (1)
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

Notes:

- (1) Development Plan approval may be required in compliance with Section 35.57.060.C, below.
- (2) The maximum power output of each proposed wind turbine shall be 25 KW or less. The wind turbines shall be spaced at least 300 feet apart.

SECTION 20:

ARTICLE 35.8, Planning Permit Procedures, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection F, Findings required for approval, of Section 35.82.070, Design Review, of Chapter 35.82, Permit Review and Decisions, to add a new Subsection 9 titled “Additional findings required for Design Review applications within the Mixed Use (MU) zone” to read as follows:

- 9. **Additional findings required for Design Review applications within the Mixed Use (MU) zone.** A Design Review application for a project located on property zoned MU shall be approved or conditionally approved only if the Board of Architectural Review first makes all of the findings required in compliance with Section 35.26.030.E (Design review required) and Section 35.26.050.E.8.h (Design criteria).

SECTION 21:

ARTICLE 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.110.200, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to amend the existing definitions of “Goleta Community Plan Area” and “Private Open Space” read as follows:

Goleta Community Plan Area. That portion of the County located within the boundaries of the Goleta Community Plan as shown on the maps titled Goleta Community Plan Land Use Designations South and Goleta Community Plan Land Use Designations North-Map, including the western area but excluding the Eastern Goleta Valley Community Plan area.

Private Open Space. ~~Private~~ A usable open space adjoining and directly accessible to a dwelling unit that includes patios, decks, and yards, reserved for the private exclusive use of the residents of individual adjoining dwelling units and their guests.

SECTION 22:

Article 35.11, Glossary, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, is amended to amend Section 35.110.200, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to add new definitions of “Eastern Goleta Valley Community Plan Area,” “Live/Work Unit,” “Mixed Use Project,” “Open Space, Usable,” and “Pedestrian Oriented” to read as follows:

Eastern Goleta Valley Community Plan Area. That portion of the County located within the boundaries of the Eastern Goleta Valley Community Plan as shown on the map titled Eastern Goleta Valley Community Plan Land Use Designations.

Live/work Unit. A room, or suite of rooms, that are internally connected and combine a commercial or low-intensity manufacturing activity with a residential living space for a resident owner or employee of the non-residential activity and that person’s household, where the resident owner or employee is responsible for the commercial or low-intensity manufacturing activity performed.

Mixed-Use Projects. The combination of residential, commercial and/or industrial uses on the same lot and/or in the same structure, where the residential component is located either above (vertical mixed-use) or behind (horizontal mixed-use) the nonresidential component. Nonresidential uses are typically commercial uses.

Open Space, Usable. Outdoor space that serves a recreational function or provides visual relief from the building mass, the minimum dimension of which shall be six feet excluding required front yards not used for balconies or patios.

Pedestrian Oriented. Any physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians including:

1. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way.
2. Building facades that are highly articulated at the street level, with interesting uses of architectural detailing, color, and material, located directly adjacent to the sidewalk.
3. Continuity of building facades along the street with few interruptions in the progression of structures.
4. Design amenities related to the street level (e.g., arcades, awnings, paseos).
5. Landscaping (including outdoor patios or pocket parks).
6. Signs oriented and scaled to the pedestrian rather than the motorist.
7. Street furniture.
8. Visibility into buildings at the street level.

SECTION 23:

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

SECTION 24:

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

SECTION 25:

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

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JANET WOLF, 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