



COUNTY OF SANTA BARBARA
ZONING ORDINANCE

No. 661

(As amended through February 6, 1984)

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Ordinance No. 661

An Ordinance establishing land use classifications within a certain described portion of the unincorporated territory of the County of Santa Barbara, being a precise unit of a master plan and being an official plan of said county; establishing and creating districts in which the uses of land, the use, height and bulk of buildings, structures and improvements and the area of open spaces about buildings, structures and improvements are regulated; providing for the enforcement, adjustment and amendment thereof; requiring permits for land uses and buildings, structures and improvements constructed and used; defining terms; and prescribing penalties for the violation of any of the provisions thereof.

The Board of Supervisors of the County of Santa Barbara do ordain as follows:

ARTICLE I. GENERAL PROVISIONS
(REPEALED FEBRUARY 6, 1984, ORD. 3430)

ARTICLE II. DEFINITIONS
(REPEALED FEBRUARY 6, 1984, ORD. 3430)

**ARTICLE III. DESIGNATION AND ESTABLISHMENT OF DISTRICTS
AND COMBINING REGULATIONS**
(REPEALED FEBRUARY 6, 1984, ORD. 3430)

ARTICLE IV. ADOPTING ZONING MAPS

Zoning maps delineating the boundaries of districts set forth in this Ordinance No. 661 and designating by symbols and notations the uses of land, buildings, and structures and other matters within said districts, but excluding any area bearing the designation "ORD. 453" or "ORD. 538," when made a part of Section 35-101 of the Santa Barbara County Code shall thereupon be and become a part of this Ordinance No. 661 with the same force and effect as if the boundaries, location, and lines of the district and territory therein delineated and all notations, references, and other information set forth and shown on said maps were specifically and fully set out and described herein.

ARTICLE V. SPECIFIC DISTRICT REGULATIONS

Section 1. A-1 Residential-Agricultural District.

Section 1.1 Uses Permitted.

- a) Property in A-1 District may be used for the following purposes without securing either a Use Permit or an Occupancy Permit under the terms of this Ordinance:
 - 1) All non-commercial residential uses
 - 2) Boarding and lodging houses but not commercial trailer camps, auto courts or hotels.

- 3) All types of agriculture and farming except a dairy, hog ranch, animal feed yard or animal sales yard, subject to the limitations hereinafter provided in this section.
 - 4) Not to exceed one horse mule or cow, and not to exceed three goats hogs or other livestock not specifically enumerated here in, shall be permitted for each 20,000 square feet of area of the parcel of land upon which the same are kept. In no event shall more than three hogs be kept on any such parcel.
 - 5) On building sites of one acre or less, small animal and poultry raising shall be limited to reasonable family use on a noncommercial basis. On building sites in excess of one acre, small animal and poultry raising shall be permitted on a commercial basis provided that on building sites up to five acres, not to exceed 50 small animals nor 500 poultry shall be permitted for each acre on such building site. The raising of turkeys on a commercial scale shall be permitted only on parcels containing in excess of five acres.
 - 6) Golf course (exclusive of commercial driving tees and putting ranges and miniature golf courses) country club, public park, playground or community center, buildings, structures and uses of a public works, public service or public utility nature, church, school, college, monastery and library.
 - 7) Animal hospital when located upon a parcel containing at least one acre.
 - 8) Sale of agricultural products produced on the premises, provided no retail sales room or stand is maintained in connection therewith and subject to the provisions of Article VII, Section 3.
 - 9) Kennels, subject to issuance of a Conditional Permit, as provided in Article XI.
 - 10) Family Care Homes-Small, subject to issuance of a Use Permit, pursuant to Article XII of this ordinance, and Family Care Homes-Large, subject to issuance of a Conditional Permit pursuant to Article XI of this ordinance.
 - 11) Uses, buildings and structures accessory and customarily incidental to the above uses and not involving the maintenance of a commercial enterprise on the premises.
- b) Property in an A-1 District may be used for the following purposes:
- 1) Mobile homes certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401 et seq.) on a foundation system, pursuant to Health and Safety Code Sec. 18551, provided that the mobile home has a roof overhang unless waived by the Board of Architectural Review because the absence of a roof overhang would be appropriate and a good design in relation to other structures on the site and in the immediately affected surrounding area, non-reflective roofing and siding, and siding to the ground.

- 2) Uses, buildings, and structures accessory and customarily incidental to the above uses and not involving the maintenance of a commercial enterprise on the premises.

Section 1.2 Uses Requiring a Conditional Use Permit

As provided in Article XI.

Section 1.3 Building Site Area, Building Height Limit, Front, Side and Rear Yard Regulations and Distance Required between Buildings on the Same Building Site.

None, except that:

- a) Any building sites containing less than 10,000 square feet in area shall be subject to the requirements of the R-1 District.
- b) No building shall be located within 50 feet of the centerline of any street.
- c) No dwelling shall be located on a building site having an area of less than 8,000 square feet and a width of less than 60 feet.

Section 1.4 Parking Space Required.

As required in Article VII, Section 1.

Section 2. R-1 One-Family Residential District (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 3. R-2 - Two-Family Residential District (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 4. R-4 Multiple Dwelling District.

Section 4.1 Uses Permitted.

- a) All uses permitted in the R-1 and R-2 Districts.
- b) Multiple Dwellings.
- c) Dwelling groups, subject to the provisions of Article VII, Section 13.
- d) Fraternities, sororities, lodges, and dormitories, boarding and lodging houses.
- e) Commercial parking lots and auto courts when located within 200 feet of a boundary of a commercial district, subject to the granting of a Conditional Permit as provided in Article XI and provided the main office of such auto court is located in the commercial district.
- f) Uses requiring a Conditional Use Permit as provided in Article XI.

- g) Special Care Home, subject to issuance of a Use Permit pursuant to Sections 1 and 4 of Article XII of this Ordinance.

Section 4.2 Building Height Limit.

No building or structure shall exceed a height of 45 feet.

Section 4.3 Building Site Area Required.

The minimum building site area shall be 6,000 square feet in area and 60 feet in width provided that the area occupied by all buildings shall not exceed 50 percent of the area of such building site, and provided further that, where the average slope of land in the block within which the building site is located is 12 percent or more, measured along the steepest slopes, there shall not be more than one dwelling unit for each 1,500 square feet of net land area in the building site. For purposes of this section, a block shall exclude land within road rights-of-way.

Section 4.4 Front Yard Required.

No building or structure shall be located within forty feet of the center line of any street, nor within 15 feet of the front line of the building site on which such building or structure is located.

Section 4.5 Side Yard Required

Each side yard width shall be not less than five feet.

Section 4.6. Rear Yard Required

Same as required in the R-1 District.

Section 4.7 Distance Required Between Buildings on the Same Building Site.

The minimum distance between a building designed for or used for human habitation and any other detached building shall be 10 feet if the detached building is a one-story building and 15 feet if the detached building is a two- or three-story building.

Section 4.8 Parking Space Required.

Same as required in the Article VII, Section 1.

Section 4.9 District Densities.

Parcels not exceeding one-half net acre and zoned or to be zoned R-4 may be further designated on zoning maps by the symbol R-4 followed by an additional figure in parentheses representing the maximum number of dwelling units per net acre in such a designated R-4 zone district, as follows:

District Designation	Dwelling Units per Net Acre	Net Land Area per Dwelling Unit (Sq. Ft.)
R-4 (6)	6	7,260
R-4 (8)	8	5,445
R-4 (10)	10	4,356
R-4 (12)	12	3,630
R-4 (14)	14	3,111
R-4 (16)	16	2,723
R-4 (18)	18	2,420
R-4 (20)	20	2,178

Net land area and net acreage is defined as all land described in the deed to the property but excluding streets either existing or proposed or required under the development plan for the property, all natural slopes of 40 percent or more, land between the top of banks of a defined watercourse, and the land beneath the surface of any body of water.

Section 4.10 Development Plan Requirements.

For R-4 property designated by an additional density figure, as set out in the Section 4.9 above, the following requirements shall be applicable:

- a) Before building permits are issued, seven copies of the Development Plan shall be submitted to and approved by the County Planning Director, one copy of which shall be filed as the permanent record in the office of the Planning Department. Eight copies shall be submitted where the property fronts on a state highway. The Development Plan shall show the location and dimensions of all buildings and structures, parking stalls, driveways, and landscaped areas.

Upon receipt of a Development Plan, the Planning Director shall transmit one copy to each of the following agencies: County Transportation Department, County Health Department, if the property is not to be served with a community sewerage system, County Flood Control Engineer, County Public Works Department, County Landscape Architect, and County Fire Warden. Within 15 days, each such agency shall file with the Planning Director recommendations for improvements and revisions to be required as conditions of approval of the Development Plan. Failure to file such recommendations within 15 days shall be deemed approval without conditions by such agency. Within three weeks of receipt of the Development Plan, the Planning Director shall consider said plan and the recommendations of the above mentioned agencies, and shall approve, conditionally approved, or disapprove of the Development Plan. The Planning Director's action shall be subject to written appeal to the Planning Commission filed within 10 days. The Planning Commission's action shall be subject to appeal to the Board of Supervisors as provided in Article XIV. Upon approval or conditional approval of the Development Plan, Land Use Permits and Building Permits may be issued for buildings and structures which are in substantial conformity with the approved Development Plan any conditions imposed.

- b) At least 10 percent of the net land area shall be landscaped. A landscaping plan shall be approved by the County Landscape Architect as part of the Development Plan. A bond

or cash deposit to assure the installation of the landscaping and its maintenance for two years shall be required before Building Permits may be issued.

- c) Dedication of street right-of-way and street improvements may be required as a condition to the Planning Director's approval of the Development Plan.

Section 5. C-2 Limited. Commercial District (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 6. C-3 General Commercial District (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 7. M-1 Light Industrial District (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 8. M-2 Heavy Industrial District. (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 9. REC Recreational District. (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 10. U, Unlimited Agriculture District.

Section 10.1 Uses Permitted.

- a) Single-family dwellings.
 - 1) Single-family dwellings of a permanent character placed in permanent locations.
 - 2) Mobile Homes certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC Sec. 5401 et seq.) on a foundation system pursuant to Health and Safety Code Sec. 18551, provided that the mobile home has a roof overhang unless waived by being the Board of Architectural Review because the absence of a roof overhang would be appropriate and of good design in relation to other structures on the site and in the immediately affected surrounding area, nonreflective roofing and siding, and siding to the ground.
- b) All uses included in the definition of the word "Agriculture" as defined in this ordinance.
- c) The production of oil, gas and other hydrocarbon substances but not including oil refineries, or processing plants.
- d) Kennels, subject to issuance of a Conditional Permit, as provided in Article XI.
- e) Commercial livestock feed yard, subject to issuance of a Conditional Permit, as provided in Article XI.
- f) Family Care Homes Small, subject to issuance of a Use Permit pursuant to Article XII of this ordinance, and Family Care Homes Large, subject to issuance of a Conditional Permit pursuant to Article XI of this ordinance.
- g) Uses, buildings and structures accessory and customarily incidental to the above uses and not involving the maintenance of a commercial enterprise on the premises.

Section 10.2 Building Site Area Required.

- a) If the zoning of the property does not contain a minimum building site area designation in addition to the "U" zone designation, each dwelling unit shall be located on a building site containing not less than 10 acres of land, except that a dwelling unit may be located upon a smaller building site if such site is shown as a parcel of land either on a subdivision recorded in the Office of the County Recorder or on a lot split approved by the County Planning Commission. The Planning Commission may approve subdivisions and lot splits containing parcels of less than 10 acres if it finds that the division complies with the requirements for issuance of a Conditional Permit as set forth in subparagraphs 1), 2), and 3) of paragraph b) of Section 3 of Article XI of this ordinance.

- b) If the zoning of the property contains a minimum building site area designation in addition to the "U" zone designation, each main dwelling unit shall be located on a building site having a minimum lot area, inclusive of road or right-of-way, as indicated below for the symbol shown on the Official County Zoning Map:

Zoning Symbol	Minimum Lot Area
10 U	10 acres
15 U	15 acres
20 U	20 acres
40 U	40 acres
50 U	50 acres
80 U	80 acres
100 U	100 acres

Section 10.3

The "U" District shall automatically be applicable to all unincorporated territory of the County of Santa Barbara, not specifically, otherwise permanently zoned.

Section 10.4 Front, Side, and Rear Yard Required.

No buildings or structure shall be located within 80 feet of the centerline of any street nor within 25 feet of the sideline of the lot on which it is located, provided however, that parcels containing less than one acre shall be subject to the regulations of the R-1 District. There shall be a rear yard with a depth of not less than 25 feet on each building site.

Section 10.5 Building Height Limit.

No building or structure shall contain more than two and one-half stories nor exceed a height of 35 feet.

Section 10.6 Distance Required Between Buildings on the Same Building Site and Parking Space Required.

None.

Section 11 A-I-X. Exclusive Agricultural District.

Section 11.1 Uses Permitted.

- a) All types of agriculture and farming except a dairy, hog ranch, animal feed yard, or animal sales yard, subject to the limitations hereinafter provided in this section.
- b) Not to exceed one horse, mule or cow, or three goats, hogs or other livestock not specifically enumerated herein, shall be permitted for each 20,000 square feet of area of the parcel of land upon which the same are kept. In no event shall more than three hogs be kept on any such parcel.
- c) On parcels containing five acres or less small animals and poultry raising shall be limited to reasonable family use on a non-commercial basis. On parcels containing more than five acres, small animal and poultry raising shall be permitted on a commercial basis. Chinchillas may be raised on a commercial basis on parcels of any size.
- d) Animal hospital when located upon a parcel containing at least five acres.
- e) Public park or playground, community center, church, school, college, monastery or library.
- f) Dwellings, only for occupancy by the owner, lessee, or lessor of the land upon which such dwellings are located, or bona fide employees of said owner, lessee, or lessor, and to the families and non-paying guests of said owner, lessee, lessor, or employee, providing only one dwelling may contain a kitchen for each building site (as provided in this Section 11), but if the building site contains at least 10 acres, one dwelling may contain a kitchen for each five acres within the building site provided, further, that dwellings containing kitchens shall be located a minimum of 50 feet from any other such dwelling. Such dwellings may be mobile homes certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401 et. seq.) on a foundation system, pursuant to Health and Safety Code Sec. 18551, provided that the mobile home has a roof overhang unless waived by the Board of Architectural Review because the absence of a roof overhang would be appropriate and of good design in relation to other structures on the site and any immediately affected surrounding area, non-reflective roofing and siding, and siding to the ground.
- g) Farm labor camps incidental and necessary to the gathering of the crops grown on the premises.
- h) Sale of agricultural products produced on the premises provided no retail sales building nor retail commercial display building is maintained in connection therewith.
- i) The commercial raising of plants in hothouses, greenhouses, or other plant protection structures.
- j) Kennels, subject to issuance of a Conditional Permit, as provided in Article XI.

- k) Family Care Homes, subject to issuance of a Use Permit pursuant to Article XII of this ordinance, and Family Care Homes Large, subject to issuance of a Conditional Permit pursuant to Article XI of this ordinance.
- l) Uses, buildings and structures accessory and customarily incidental to the above uses.

Section 11.2 Building Site Area.

- a) If the zoning of the property does not contain a minimum building site area designation in addition to the "A-1-X" zone designation, each dwelling unit shall be located on a building site containing not less than five acres of land, except that a dwelling unit may be located upon a smaller building site if such site is shown as a parcel of land either on a recorded subdivision or parcel map or is a valid parcel as evidenced by a recorded certificate of compliance.
- b) If the zoning of the property contains a minimum building site area designation in addition to the "A-1-X" zone designation, each main dwelling unit shall be located on a building site having a minimum lot area, inclusive of road or right-of-way, as indicated below for the symbol shown on the Official County Zoning Map:

Zoning Symbol	Minimum Lot Size
5 A-1-X	5 acres
10 A-1-X	10 acres
20 A-1-X	20 acres
40 A-1-X	40 acres

Section 11.3 Building Height Limit and Distance Required Between Buildings on the Same Building Site.

None, except that parcels containing less than five acres shall be subject to the regulations of the 1-E-1 District.

Section 11.4 Front, Side, and Rear Yard Regulations.

None, except that:

- a) Parcels containing less than five acres shall be subject to the regulations of the 1-E-1 District.
- b) No hothouses, greenhouses, or other plant protection structures shall be located within 50 feet of the centerline of any street nor within 20 feet of the lot lines of the parcel on which it is located.

Section 11.5 Parking Spaces Required.

None, except that:

- a) Parcels containing less than five acres shall be subject to the regulations of the 1-E-1 District.

- b) Two parking spaces are required for each acre, or portion thereof, of commercial hothouses, greenhouse, or other plant protection structure.

Section 11.6 Landscaping.

None, except that for commercial hothouses, greenhouses, or other plant protection structures, a landscaping plan must be approved by the County Park Department. Said plan shall include landscaping which, within five years, will reasonably block the view of said structures and on-site parking areas from outside the property. Said plan shall also include landscaping along all streets. The landscaping plan shall consist of plant material and said plant material shall be compatible with plants grown on the property.

A bond or cash deposit, in an amount determined by the County Park Department, to insure installation and maintenance for two years, shall be filed with the Clerk of the Board of Supervisors. Said bond or cash deposit shall be released by said Clerk upon a written statement from the County Park Department that the landscaping, in accordance with the approved landscaping plan, has been installed and maintained for two years.

Section 11.7 Lighting.

All exterior and interior lighting shall be hooded with permanently affixed shielding so that no unobstructed beam of lighting shall be directed off the premises.

Section 12. DCM - Design Commercial Manufacturing District.

Section 12.1 Processing.

- a) Permits.

No permit shall be issued for the construction, erection or moving in of any building or structure, nor for grading other than of a general nature, nor for any use of land for which a Land Use Permit is required by zoning regulations, except in conformance with the Final Development Plan for the property approved pursuant to Paragraph C of Section 24 of Article VII. (No portion of any property which is zoned DCM but which is not included within the boundaries of the approved Development Plan shall be entitled to the foregoing permits).

- b) Partial, Revised Partial, Final, and Revised Final Development Plans.

Partial Development Plans, Revised Development Plans, and Final Development Plans, shall be submitted, processed, and approved for property zoned, or to be zoned, DCM, as provided in Section 24 of Article VII of this Ordinance, except that one copy of all Final or Revised Final Development Plans shall be referred to the Board of Architectural Review for review and recommendations.

- c) Definitions, as used in this Section.

- 1) Property or parcel shall be construed to mean the land included in the approved Development Plan.
- 2) The net area of the property shall be determined by subtracting the area in streets from the gross area of the property.

Section 12.2 Uses Permitted.

- a) Amusement enterprises constructed wholly within a complete the enclosed building.
- b) Automobile service station, new automobile sales and service, new machinery sales and service, and public garages provided no gas or gasoline is stored above ground; used automobile sales and automobile and machinery repairing if conducted wholly within a complete the enclosed building, or within an area enclosed by a solid wall, hedge, or fence not less than 6 feet in height approved as to design by the Planning Commission, but not including automobile or machinery wrecking establishments or junkyards.
- c) Retail stores, shops, or establishments including:
 - Automobile parking lot
 - Art, antique or gift shop
 - Bakery shop
 - Bank
 - Barber or beauty shop
 - Book or stationery store
 - Camera shop
 - Candy store
 - Clothing or apparel store
 - Cleaning, pressing or laundry agency
 - Commercial school or hall
 - Curio or novelty shop
 - Department store
 - Dry goods store
 - Drug store or fountain
 - Florist
 - Food store
 - Furniture or interior decorating store
 - Funeral parlor or mortuary
 - Golf course, miniature or practice range
 - Hardware or appliance store
 - Hotel
 - Jewelry or notion store
 - Key shop
 - Leather goods shop
 - Liquor store
 - Motel
 - Music, radio, or television shop
 - News stand or tobacco shop
 - Nursery or garden supply store
 - Offices

On-sale liquor establishment
Paint store
Pet shop
Photographers studio
Rental library
Restaurant, cafe, or tea room
Research laboratories
Self-service laundry
Shoe repair shop
Sporting goods store
Stock and bond broker
Tailor shop
Theater
Toy store

- d) Any other retail store, shop or establishment which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety or welfare of the neighborhood because of noise, odor, dust, vibration, danger to life and property, or other similar causes.
- e) Buildings, structures and uses of a public works, public service, or public utility nature.
- f) Buildings, structures, and uses accessory and customarily incidental to any of the above uses subject to the provisions of Article VII, Section 2.

Section 12.3 Uses Permitted, Subject to Issuance of a Conditional Permit As Provided in Article XI.

- a) The manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products, but excluding such products as fish, meat, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils.
- b) The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: Bone, canvas, cellophane, clay, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals, gems or stones, shell, textiles, tobacco, wood, and yarn.
- c) Manufacture, design, and production of handicraft articles, musical instruments, toys, jewelry, and novelties.
- d) Foundry casting, light-weight nonferrous metal not causing noxious fumes or odors.
- e) Assembly of electrical appliances, electronic instruments and devices, and radio, phonograph, and television sets, including the manufacture of small parts only, such as coils, condensers, transformers, and crystal holders.
- f) Printing, embossing, engraving, etching, lithographing, and bookbinding plants.

- g) Experimental, photo or motion picture, film, research and testing laboratories.
- h) Scientific instrument and equipment manufacture or precision machine shops.
- i) Manufacture of optical goods.
- j) Packaging business.
- k) Oil drilling, subject to the provisions of the O-Oil Drilling Combining Regulations as provided in Section 1 of Article VI.
- l) Storage warehouse.
- m) Any other light industrial use, building, or structure which, by resolution of the Planning Commission is determined to be of similar character to those enumerated in this section and is not obnoxious or offensive because of noise, odor, dust, smoke, vibration, danger to life and property, or similar causes.
- n) Buildings, structures, and uses accessory and customarily incidental to any of the above uses subject to the provisions of Article VII, Section 2.

Section 12.4 Building Height Limit.

No building or structure shall contain more than three stories nor exceed a height of 35 feet, except that the Planning Director may approved a building not exceeding 40 feet in height for theater lofts, auditoriums, and similar buildings whose design customarily requires unusually high ceilings.

Section 12.5 Yards Required.

No commercial or industrial building or structures shall be erected closer than 50 feet from the right-of-way line of any street, nor closer than 80 feet from the centerline of any street, nor closer than 10 feet from the sideline of the lot upon which such building is located. Except on secondary, interior streets of an industrial or commercial tract where both sides of the street are in a commercial or industrial zone district, buildings and structures may be located within 20 the feet of the right-of-way line of the street.

Section 12.6 Building Site Coverage.

The total ground floor area of all buildings located on a building site shall not exceed 50 percent of the net area.

Section 12.7 Parking.

The following numbers of parking space shall be required only for new construction and, in the case of an enlargement of floor area, for the amount of floor area added:

- a) Number Required for All Commercial Uses.

Parking shall be installed and maintained as required in Section 1. Automobile Parking Space of Article VII, except that Sections 1. b. 2) (g) and 1. b. 2) (k) of Article VII shall not apply. For commercial uses not specifically mentioned in the applicable paragraphs of said Section 1. b. 2), one marked on-site parking stall shall be installed and maintained for each 500 feet of building floor space or fraction thereof, exclusive of space designed and used solely for storage of materials and equipment, vaults, restrooms, building maintenance area, lunchrooms, and similar areas not continuously occupied by employees.

b) Number Required for All Industrial Uses.

One marked on-site parking stalls shall be installed and maintained for each one and one-half employees on the major shift for which the buildings are planned or used, but in no case less than one such staff for each 500 feet of building floor space or fraction thereof exclusive of space designed and used solely for storage of materials and equipment, vaults, restrooms, building maintenance areas, lunchrooms, and similar areas not continuously occupied by employees.

c) Location.

Required parking shall not be located in the building setback area, except when located within the walled storage area not closer than five feet to the right-of-way line, as provided in Subsection 12.8. Parking, in addition to that required under a) or b), above, shall be permitted within the building setback area provided the area devoted to driveways, walks, and parking within such area shall not exceed 50 percent of the total setback area exclusive of the road right-of-way.

Section 12.8 Walls and Screen Planting.

Along each boundary of a DCM District, which abuts any residentially zoned property, except boundaries along a road right-of-way, there should be provided a wall or fence not less than six feet in height.

Outdoor storage areas shall be screened from view from any street by a wall or fence six feet in height, which wall or fence may be located not closer than five feet to the street right-of-way line. The space between the wall or fence and the street shall be landscaped. Areas where stored materials or equipment exceed a height of six feet shall be landscaped by a row of trees of a type approved by the County Park Department to provide continuous screening to an approximate height of not less than 20 feet nor more than 40 feet when mature.

Section 12.9 Other Limitations and Requirements.

- a) Buildings and structures shall be subject to the provisions of the D - Design Supervision Combining Regulations as set forth in Section 3 of Article VI. Such review and recommendations under the "D" regulations shall be obtained before Planning Commission approval of any Final or Revised Final Development Plan.
- b) No operation or material stored shall be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

- c) Landscaping shall be installed and maintained in accord with the approval Development Plan.
- d) The Planning Commission may require, as a condition of approval of any Development Plan, the preservation of trees existing on the property.

Section 13. E-4 District (Superceded, see Ord. 661, Article III, Sec. 1.1)

Section 14. M-1-B. Restricted Light Industrial District.

Section 14.1 Processing.

- a) Permits.

No permits shall be issued for the construction, erection, or moving in of any building or structure, nor for grading other than of a general nature, nor for any use of land for which a Land Use Permit is required by zoning regulations, except in conformance with the Final Development Plan for the property approved pursuant to paragraph C of Section 24 of Article VII. (No portion of any property which is zoned M-1-B but which is not included within the boundaries of the approved Development Plan shall be entitled to the foregoing permits).

- b) Partial, Revised Partial, Final, and Revised Final Development Plans.

Partial Development Plans, Revised Development Plans, and Final Development Plans shall be submitted, processed, and approved for property zoned, or to be zoned, M-1-B, as provided in Section 24 of Article VII of this Ordinance, except that one copy of such plans shall be referred to the Board of Architectural Review for review and recommendations.

- c) Definitions, as used in this Section.

- 1) Property or parcel shall be construed to mean the land included in the approved Development Plan.
- 2) The net area of the property shall be determined by subtracting the area in public streets from the gross area of the property.

Section 14.2 Uses Permitted.

- a) The manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products, but excluding such products as fish, meat, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils.
- b) The manufacture, compounding, assembling, or treatment of articles of merchandise from the following previously prepared materials: bone, canvas, cellophane, clay, cloth, cork,

feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals, gems or stones, shell, textiles, tobacco, wood, and yarn.

- c) Manufacture, design, and production of handicraft articles, musical instruments, toys, jewelry and novelties.
- d) Foundry casting lightweight nonferrous metal not causing noxious fumes or odors.
- e) Assembly of electrical appliances, electronic instruments and devices, and radio, photograph, and television sets, including the manufacture of small parts only, such as coils, condensers, transformers, and crystal holders.
- f) Printing, embossing, engraving, etching, lithographic, and bookbinding plants.
- g) Experimental, photo or motion picture, film, research, and testing laboratories.
- h) Scientific instruments and equipment manufacture or precision machine shops.
- i) Manufacture of optical goods.
- j) Packaging business.
- k) Professional, executive, and administrative offices.
- l) Storage warehouse.
- m) All types of agriculture and farming except a dairy, slaughterhouse, animal feed yard, animal sales yard or a ranch, farm, or property devoted mainly to deriving its major income from the commercial feeding, the fattening or raising of dogs, goats, rabbits, hogs, chickens, turkeys, or other animals or fowl.
- n) Dwellings, located on property used primarily for agricultural, commercial, or industrial purposes and occupied by the owner or his employees who manage or operate said property, or by employees such as caretakers or night watchmen whose work makes it essential that they reside on the property, and including the families of such owner or employees.
- o) Oil drilling, subject to the provisions of the O-Oil Drilling Combining Regulations as provided in Section 1 of Article VI.
- p) Any other light industrial use, building, or structure which, by resolution of the Planning Commission, is determined to be of similar character to those enumerated in this section and is not obnoxious or offensive because of noise, odor, dust, smoke, vibration, danger to life and property, or similar causes.
- q) Buildings, structures, and uses of the public works, public service, or public utility nature.
- r) All uses permitted in this C-2 District, exclusive of uses permitted in the R-4 District, subject to issuance of a conditional permit as provided in Article XI.

- s) Buildings, structures, and uses accessory and customarily incidental to any of the above uses, including retail sale by manufacturing enterprises of products manufactured or assembled on the premises, subject to the provisions of Article VII, Section 2.

Section 14.3 Building Height Limit.

No building or structure shall contain more than three stories nor exceed a height of 35 feet, except that the Planning Director may improve a building not exceeding 40 feet in height for theater lofts, auditoriums, and similar buildings the design of which customarily requires unusually high ceilings.

Section 14.4 Yards Required.

No building or structure shall be located closer than 50 feet from the right-of-way line of any street, nor closer than 80 feet from the centerline of any street, nor closer than 10 feet from the sideline of the lot upon which such building is located, nor closer than 50 feet to any boundary line of a lot zoned residential, except on secondary, interior streets of an industrial or commercial tract where both sides of the street are in a commercial or industrial zoned district, buildings and structures may be located within 20 feet of the right-of-way line of the street.

Section 14.5 Building Coverage.

Not more than 50 percent of the net area shall be occupied by buildings and structure.

Section 14.6 Parking.

To the following numbers of parking spaces shall be required only for new construction and, in the case of an enlargement in floor area, for the amount of floor area added:

- a) Number Required for All Industrial Uses.

One marked on-site parking stall shall be installed and maintained for each one and one-half employees on the major shift for which the buildings are planned or used, but in no case less than one such stall for each 500 feet of building floor space or fraction thereof exclusive of space designed and used solely for storage of materials and equipment, vaults, restrooms, building maintenance areas, lunchrooms, and similar areas not continuously occupied by employees.

- b) Number Required for All Commercial Uses.

Parking shall be installed and maintained as required and Section 1, Automobile Parking Space, of Article VII, except that paragraphs (g) and (k) of b.2), of said Section shall not apply. For commercial uses not specifically mentioned in the applicable paragraphs of said Section 1.b.2), one marked on-site parking stall shall be installed and maintained for each 500 feet of building floor space or fraction thereof, exclusive of space designed and used solely for storage of materials and equipment, vaults, restrooms, building maintenance areas, lunchrooms, and similar areas not continuously occupied by employees.

c) Location.

Required parking shall not be located in the building setback area, except when located within a walled storage area not closer than five feet to the right-of-way line, as provided in Subsection 14.7, visitor parking shall be permitted within the building setback area provided the area devoted to driveways, walks, and parking within such area shall not exceed 50 percent of the total setback area exclusive of the road right-of-way.

d) Construction and Drainage.

Parking spaces and driveways shall be graded, surfaced, and drained in accord with standard requirements of the County Transportation Department for such improvements.

e) Design of Parking Areas.

As required and Section 1, Automobile Parking Space, of Article VII.

f) Landscaping.

Parking areas shall be screened from view from any perimeter street by screen planting or masonry wall not less than five feet in height, and as required in Subsection 14.8.

Section 14.7 Walls and Screen Planting.

Along each boundary of an M-1-B District, which abuts any property zoned residential, except the boundaries along a road right-of-way, there should be provided a wall or fence not less than six feet in height.

Outdoor storage areas shall be screened from view from any street by a wall or fence six feet in height, which wall or fence may be located not closer than five feet to the street right-of-way line. The space between the wall or fence and the street shall be landscaped. Areas where stored materials or equipment exceed a height of six feet shall be landscaped by a row of trees of a type approved by the County Park Department to provide continuous screening to an approximate height of not less than 20 feet or more than 40 feet when mature.

Section 14.8 Landscaping.

Not less than 10 percent of the net areas shall be landscaped. All property lines shall have a minimum of a five-foot wide planting area clear from automobile or other encumbrances. All ends of parking lanes shall have landscaped islands. Landscaping along the front of the property shall be not less than 25 feet in depth.

A landscaping plan must be approved by the County Park Department prior to issuance of building permits. A bond or cash deposit, in an amount to be determined by the County Park Department, to assure installation and adequate maintenance for a period of two years, shall be filed with the Clerk of the Board of Supervisors. Upon completion of the installation, the property owner shall furnish to the County Park Department a signed statement certifying that

the installation is complete. Bonds or cash deposit will be released at the end of the two-year period provided the landscaping has been adequately maintained.

Section 14.9 Other Limitations and Requirements.

- a) All industrial activities, other than incidental storage, loading, unloading, and other incidental handling, shall be conducted wholly within a building completely enclosed by its walls unless prior approval has been secured from the Planning Commission.
- b) Open storage of equipment and materials shall be permitted only in areas screened from view of surrounding lots, such screening to be approved by the Planning Commission.
- c) The volume of sound, measured during calm air conditions, inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not exceed 50 decibels at any point along the boundary or outside of the lot upon which such use is located.
- d) The ground vibration inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not be perceptible without instruments at any point along the boundary of or outside of the lot upon which such use is located.
- e) No offensive odors or fumes, noxious gases, heat, glare, or radiation generated by or resulting from any use, other than motor vehicles or lighting fixtures, operated on any lot shall be detectable at any point along the boundary of or outside of the lot upon which such use is located.
- f) Except for the heating of buildings, there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles, located upon the lot.
- g) No beam of exterior lighting used for the purpose of illuminating buildings or structures shall be directed toward adjacent residential areas without intermediate obstruction.
- h) Buildings and structures shall be subject to the provisions of the D-Design Supervision Combining Regulations as set forth in Section 3 of Article VI. Such approval under the "D" regulations shall be obtained before Planning Commission approval of any Final or Revised Final Development Plan.
- i) No operation and no material stored shall be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.
- j) The Planning Commission may require, as a condition of approval of any Development Plan, the preservation of trees existing on the property.

Section 15. M-1-X. Exclusive Light Industrial District.

Section 15.1 Processing.

- A. Permits.

No permits shall be issued for the construction, erection, or moving in of any building or structure, nor for grading other than of a general nature, nor for any use of land for which a Land Use Permit is required by zoning regulations, except in conformance with the Final Development Plan for the property approved pursuant to Paragraph C of Section 24, Development Plans, of Article VII, General Regulations. (No portion of any property which is zoned M-1-X but which is not included within the boundaries of the approved Development Plan shall be entitled to any of the foregoing permits.)

B. Partial, Revised Partial, Final, and Revised Final Development Plans.

Partial Development Plans, Revised Development Plans, and Final Development Plans shall be submitted, processed, and approved for property zoned, or to be zoned M-1-X as provided in Section 24 of Article VII of this Ordinance.

Section 15.2 Uses Permitted.

All uses permitted in the M-1 Light Industrial District as set forth in Section 7 of this Article, subject to the limitations set forth in Subsection 7.2 of said section, except that:

- a) Dwellings shall be permitted only when located on property used primarily for agricultural, commercial or industrial purposes and occupied by the owner or his employees, and their families, who manage or operate said property or by employees such as caretakers or night watchmen, whose work makes it essential that they reside on the property, and including the families of such owner or persons, provided said dwellings complying with the building site area and yard requirements of the R-4 District.
- b) Oil drilling shall be permitted subject to the provisions of the O-Oil Drilling Combining Regulations as set forth in Section 1 of Article VI.

Section 15.3 Building Height Limit

Same as required in the M-1-B District.

Section 15.4 Yards Required.

Same as required in the M-1 District.

Section 15.5 Building Site Coverage.

The total ground floor area of all buildings located on a building site shall not exceed 50 percent of the building site.

Section 15.6 Parking Space Required.

As required in Article VII, Section 1.

Section 16. M-1-A Limited Light Industrial District.

Section 16.1 Uses Permitted.

- a) All uses permitted in the A-1 District, exclusive of those for which a Conditional Permit is required, subject to and including the following:
 - 1) Single-family and duplex residences to be located on building sites containing not less than 20,000 square feet per residence.
 - 2) Multiple dwellings to be located on building sites containing not less than 20,000 square feet per dwelling and provided the area occupied by all buildings shall not exceed 40 percent of the area of such building site.
- b) Subject to issuance of a Conditional Permit, as provided in Article XI, all uses permitted in the C-2 District, exclusives of uses permitted in the R-4 District and further accepting the following:
 - Commercial school or hall, dance hall, funeral parlor or mortuary, nightclub, pawn shop.
- c) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, clay, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals, gems or stones, shell, textiles, tobacco, wood and yarn.
- d) Manufacture, design and production of handicraft articles, musical instruments, toys, jewelry and novelties.
- e) Assembly of electrical appliances, electronic instruments and devices, and radios, phonograph and television sets, including the manufacture of small parts only, such as coils, condensers, transformers and crystal holders.
- f) The business of engraving, etching, embossing, printing, lithographing or production of books, cards, pamphlets, stationery and related processes, including all functions of administration, research, sale and distribution necessarily connected with the conduct of said businesses.
- g) Laboratories, such as experimental, photo or motion picture, film, research or testing.
- h) Scientific, instruments and equipment manufacturing or precision machine shop.
- i) Optical goods manufacturing.
- j) Packaging businesses, other than food or fertilizer products.
- k) Professional, executive and administrative offices.
- l) Motels and resort hotels.

- m) Foundry casting of lightweight non-ferrous metals not causing noxious fumes or odors.
- n) Any other light industrial use, building, or structure which, by resolution of the Planning Commission, is determined to be of similar character to those enumerated in this section and is not obnoxious or offensive because of noise, odor, dust, smoke, vibration, danger to life and property, or similar causes.
- o) Buildings, structures, and uses accessory and customarily incidental to any of the above uses, including retail sale by manufacturing enterprises of products manufactured or assembled on the premises, subject to the provisions of Article VII, Section 2.

Section 16.2 Limitations on Permitted Uses.

- a) All industrial activities other than incidental storage, loading, unloading and other incidental handling shall be conducted wholly within a building completely enclosed by its walls unless prior approval has been secured from the Planning Commission.
- b) Open storage of equipment and materials shall be permitted only in areas screened from view of surrounding property, such screening to be approved by the Planning Commission.
- c) The volume of sound measured during calm air conditions inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any property shall not exceed 50 decibels at any point along the boundary of the lots upon which such use is located.
- d) The ground vibration inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any property shall not be perceptible without instruments at any point along the boundary of the lots upon which such use is located.
- e) No odor, fumes, noxious gases, heat, glare or radiation generated by or resulting from any use, other than motor vehicles or lighting fixtures, operated on any property shall be detectable at any point along the boundary of the lots upon which such use is located.
- f) Except for sources such as the heating of buildings or the occasional burning of household-type wastes, there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles, located upon the lots.
- g) No unobstructed beam of exterior lighting for the purpose of illuminating buildings or structures shall be directed toward an adjacent residential areas.
- h) No operation involved in the manufacture, compounding, assembling, processing or treatment of any product, and no material stored on the property within the M-1-A District shall be injurious to the health, safety or welfare of persons residing in the neighborhood by reason of danger to life or property.
- i) Buildings and structures in the M-1-A District shall be subject to the provisions of the D-Design Supervision Combining Regulations as set forth in Section 3 of Article VI.

- j) Prior to the issuance of a Building Permit for any building or structure in the M-1-A District, a written statement from the Health Officer of the County of Santa Barbara approving plans for the disposal of human and industrial wastes shall be secured by the applicant for a permit and filed with the Building Official of the County of Santa Barbara.

Section 16.3 Building Height Limit.

Except as provided in Article IX, Section 3, of this ordinance or where towers are part of the architectural design of a building, no building or structures shall exceed two stories or 35 feet in height.

Section 16.4 Yard Required.

No building or structures shall be erected closer than 100 feet from the centerline of any county road, except that parking shall be allowed in such front yard area, provided, however, that residential buildings may be directed not closer than 50 feet from the centerline of any public or private road and not closer than 25 feet from the rear boundary of any lot. No building or structures shall be erected to closer than 10 feet to the side line of the lot on which such building or structure is located.

Section 16.5 Parking Space Required.

As required in Article VII Section 1, except that for industrial buildings at one parking place for each three employees.

Section 17. CH Highway Commercial District (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 18. E-3-B District (Superceded, see Ord. 661, Article III, Sec. 1.1)

Section 19. E-1 One-Family Estate District (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 20. R-3 Multiple Dwelling District.

Section 20.1 Uses Permitted.

All uses permitted in the R-4 District.

Section 20.2 Uses Requiring a Conditional Permit.

As provided in Article XI.

Section 20.3 Building Site Area Required.

Same as required in the R-4 District.

Section 20.4 Building Height Limit.

No building or structure shall contain more than two and one-half stories, nor exceed a height of 35 feet.

Section 20.5 The Front Yard Required, and Rear Yard Required, Distance Required Between Buildings on the Same Building Site and Parking Space Required.

Same as required in the R-4 District.

Section 21. R-3-TRI Three-Family Residential District.

Section 21.1 Uses Permitted.

- a) All uses permitted in the R-1 and R-2 districts.
- b) Three-family dwellings.

Section 21.2 Building Site Area Required.

Except as otherwise provided in this Ordinance, each building used as a dwelling with its permitted accessory buildings and structures shall be located upon a building site having a net lot area and a lot width not less than that indicated below for the symbol shown on the zoning map:

Zoning Symbol	Minimum Net Lot Area (sq. ft.)	Minimum Lot Width (ft.)
6-R-3-TRI	6,000	60
7-R-3-TRI	7,000	65
8-R-3 TRI	8,000	75
10-R-3 TRI	10,000	80
12-R-3 TRI	12,000	80
15-R-3 TRI	15,000	90
20-R-3 TRI	20,000	100
30-R-3 TRI	30,000	110

Section 21.3 Building Height Limit.

Same as required in the R-1 District.

Section 21.4 Front, Side, and Rear Yard Required.

Same as required in the R-1 District.

Section 21.5 Distance Required between Buildings on the Same Building Site.

Same as required in the R-1 District.

Section 21.6 Parking Space Required.

As required in Article VII, Section.

Section 22. RRA Rural Residential Agriculture District.

Section 22.1 Uses Permitted.

- a) Single family dwellings.
 - 1) Single-family dwellings of a permanent character placed in permanent locations.
 - 2) Mobile homes certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401 et seq.) on a foundation system, pursuant to Health and Safety Code Sec. 18551, provided that the mobile home has a roof overhang unless waived by the Board of Architectural Review because the absence of a roof overhang would be appropriate and of good design in relation to other structures on the site and in the immediately affected surrounding area, nonreflective roofing and siding, and siding to the ground.
- b) All types of agriculture, as defined in this ordinance, except a dairy, hog ranch, animal feed yard, or animal sales yard, subject to the limitations hereinafter provided in this section;
- c) Not to exceed one horse, mule, or cow or three goats, hogs, or other livestock not specifically enumerated herein shall be permitted for each 17,000 net square feet of area of the parcel of land upon which the same are kept;
- d) Sale of agricultural products produced on the premises provided no retail sales building or retail commercial display building is maintained in connection therewith; and
- e) Family Care Homes-Small, subject to the issuance of a Use Permit pursuant to Article XII, of this ordinance, and Family Care Homes-Large, subject to issuance of a Conditional Permit pursuant to Article XI of this ordinance;
- f) Uses, buildings, and structures customarily incidental and accessory to the above uses.

Section 22.2 Height.

No building or structure shall exceed a height of 35 feet.

Section 22.3 Building Site Area Required.

Each dwelling with its permitted accessory buildings and structures shall be located upon a building site with a minimum area and lot width as follows:

District Designation	Minimum Gross Lot Area/D.U.	Minimum Lot Width
RRA-5	5 Acres	270 Feet
RRA-10	10 Acres	380 Feet
RRA-20	20 Acres	540 Feet

Section 22.4 Front Yard Required.

No building or structure shall be located within 80 feet of the centerline of any street.

Section 22.5 Side and Rear Yards Required.

No building or structure shall be located within 25 feet of the centerline of any side or rear property line.

Section 22.6 Parking Space Required.

As required in Section 1 of Article VII of this ordinance.

Section 23. WA Watershed Agricultural District.

Section 23.1 Uses Permitted.

- a) Property in a WA District may be used for the following purposes without obtaining a permit under this ordinance:
 - 1) All types of agriculture and farming.
 - 2) Buildings and structures customarily incidental to agriculture and farming.
 - 3) Sale of farm products produced on the premises.
 - 4) Production and storage of oil and gas subject to the provisions of Ordinance No. 908 of the County of Santa Barbara and any amendments thereto.
- b) Property in a WA District may be used for the following purposes upon securing a Use Permit as provided in Article XII of this ordinance.
 - 1) One and two family dwellings.
 - 2) Mobile homes as single-family dwellings if the mobile home is certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401 et seq.) on a foundation system, pursuant to Health and Safety Code Sec. 18551, provided that the mobile home has a roof overhang unless waived by the Board of Architectural Review because the absence of a roof overhang would be appropriate and of good design in relation to other structures on the site and in the immediately affected surrounding area, non-reflective roofing and siding, and siding to the ground.
 - 3) Buildings, structures and uses customarily incidental and subordinate to one and two family dwellings, including home occupations provided no store, shop or commercial enterprise is maintained in connection therewith.
- c) Property in a WA District may be used for the following purposes upon securing a Conditional Permit as provided in Article XI hereof.

- 1) Recreational camps, playgrounds, clubhouses, community centers and similar facilities of a recreational nature, if operated on a nonprofit basis.
- 2) Hospitals, sanitariums and the rest homes, except institutions where human beings are housed under restraint.
- 3) Buildings, structures and uses of a public works, public service or public utility nature.
- 4) Public and private schools and churches.
- 5) Establishments for the manufacture of handicrafts provided not to exceed eight persons are employed in such manufacturer.
- 6) Public riding stables.
- 7) Resort hotels and guest ranches when located upon a building site of not less than five acres but not auto courts or trailer parks as defined herein. Commercial buildings and uses operated in connection therewith shall be primarily for the residents of the establishment and shall not be designed to attract or serve nonresidents.
- 8) Quarries and earth borrow pits operated on a commercial basis.
- 9) Accessory buildings, structures and uses customarily incidental and subordinate to the above uses.

Section 23.2 Building Site Area, Building Height Limits and Yard Regulations.

- a) No dwellings shall be located on a building site having an area of less than one acre and a width of less than 150 feet.
- b) No building designed or used for human occupancy shall contain more than two stories nor exceed a height of 35 feet.
- c) No building shall be located closer than 50 feet to the center of any State Highway nor closer than 10 feet to the front or side line of any parcel.

Section 24. R-A Suburban Agricultural-Residential District.

Section 24.1 Uses Permitted.

- a) All uses permitted in the R-1 District.
- b) Mobile homes certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 540 et seq.) on a foundation system, pursuant to Health and Safety Code Sec. 18551, provided that the mobile home has a roof overhang unless waived by the Board of Architectural Review because the absence of a roof overhang would be appropriate and of good design in relation to other structures on the

site and in the immediately affected surrounding area, nonreflective roofing and siding, and siding to the ground.

- c) All types of agriculture, as defined in this ordinance, except hog ranches and meat packing plants.
- d) Use buildings and structures customarily incidental and accessory to the above uses.

Section 24.2 Uses Requiring a Conditional Permit.

As provided in Article XI of this ordinance.

Section 24.3 Height.

No building or structure shall contain more than two and one-half stories nor exceed a height of 35 feet.

Section 24.4 Building Site Area Required.

Each dwelling with its permitted accessory buildings and structures shall be located upon a building site having an area of not less than one acre and a width of not less than 125 feet.

Section 24.5 Front Yard Required.

No building or structure shall be located within 50 feet of the centerline of any street.

Section 24.6 Side Yard Required.

There shall be a side yard on each side of a building. For one-story building, each side yard shall be 10 percent of the width of the building site. For a two or two and one-half story building, each side yard shall be 15 percent of the width of the building site. In no case shall the minimum side yard be less than five feet, and in no case shall the required width exceed 10 feet.

Section 24.7 Rear Yard Required.

There shall be a rear yard with a depth of not less than 25 feet on each building site.

Section 24.8 Distance Required between Buildings on the Same Building Site.

The minimum distance between buildings designed or used for human habitation and any other detached building on the same building site shall be 10 feet if the detached building is a one-story building, and 15 feet if the detached building is a two-story building.

Section 24.9 Parking Space Required.

As required in Section 1 of Article VII of this ordinance.

Section 25. AG General Agricultural District.

Section 25.1 Uses Permitted.

- a) All types of agriculture and farming.
- b) All noncommercial residential uses customarily incidental to and subordinate to agricultural and farming operations, including farm labor camps and boarding and lodging houses providing housing only for employees working on the premises on which such structures are located, but not including commercial trailer parks, motels or hotels, but including mobile homes certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401 et seq.) on a foundation system, pursuant to Health and Safety Code Sec. 18551, provided that the mobile home has a roof overhang unless waived by the Board of Architectural Review because the absence of a roof overhang would be appropriate and of good design in relation to other structures on the site and in the immediately affected surrounding area, nonreflective roofing and siding, and siding on the ground.
- c) Sale of agricultural products produced on the premises where such sale is conducted.
- d) Public stables or riding arena.
- e) Animal hospitals.
- f) Excavation or quarrying of building or construction materials, including diatomaceous earth, subject to the approval of a permit to conduct surface mining operations and/or a reclamation plan, pursuant to Section 6 of Article XII, PERMITS, PLATS AND FEES.
- g) Oil and gas drilling and production facilities as defined here in shall be permitted in "AG" Districts, except that a Conditional Use Permit as provided in Article XI shall be required for any such facilities located within 1,000 feet of the boundary of any zone district in which oil and gas drilling and production facilities are prohibited or are permitted subject to conditions. Such Conditional Use Permit shall specify the conditions deemed necessary to insure compatibility of said drilling and production facilities with the uses of the District abutting the "AG" District.

For the purposes of this section oil and gas drilling and production facilities are defined as follows:

All facilities necessary:

- a) To drill four and produce oil, gas and other hydrocarbons from a well bore
- b) To separate oil, water and gas from each other
- c) To prepare such projects for shipping and storage

- d) To recycle, repressure rise or inject such products or other substances for underground disposal, for underground storage, and in connection with secondary recovery operations, and
- e) To provide storage facilities for such products pending disposal thereof under (a) through (d) hereof and to temporarily store other substances used in (a) through (d) hereof. It shall not include refineries nor "tank farms" nor any other use not accessory or incidental to drilling and production facilities as hereinabove defined nor any operations not reasonably required to be performed at or within the vicinity of the wellhead.
- h) Kennels and animal grooming facilities, subject to issuance of a Conditional Permit, as provided in Article XI.
- i) Farm labor camps for employees not working on the premises on which such buildings are located, subject to issuance of a Conditional Permit, as provided in Article XI.
- j) Family Care Homes Small, subject to issuance of a Use Permit pursuant to Article XII of this ordinance, and Family Care Homes Large, subject to issuance of a Conditional Permit pursuant to Article XI of this Ordinance.
- k) Uses, buildings and structures accessory and customarily incidental to the above uses and not involving a commercial enterprise on the premises.

Section 25.2 Building site Area Required.

Each main building, together with its permitted accessory buildings and structures shall be located upon a building site having a lot area not less than that indicated below for the symbol shown on the zoning map:

Zoning Symbol	Minimum Lot Area
5 AG	5 Acres
10 AG	10 Acres
20 AG	20 Acres
40 AG	40 Acres
50 AG	50 Acres
100 AG	100 Acres

Section 25.3 Building Height Limit; Parking Space Required; Front, Sides and Rear Yard Regulations, and Distance Required between Buildings on the Same Building Site.

None, except that no building or structure shall be located within 50 feet of the centerline of any street.

Section 26. P-Planned Development Districts.

Section 26.1 Purpose.

These regulations are designed and intended to insure the orderly development of land in conformance with the comprehensive scheme contemplated by the General Plan of the County by permitting the enforcement of the restrictions other than imposed by the Districts specified in Article V of this ordinance where justified by one or more of the following unusual circumstances:

- a) Unusual topographic conditions;
- b) Proximity to public parks, buildings, and similar improvements other than roads;
- c) Disparity between an adjacent zoning districts, (e.g., single-family residential adjacent to industrial) warranting special features to protect the more restrictive district.

These regulations are further designed and intended to insure that development occurs substantially in conformance with developers plans submitted as a basis for a proposed rezoning; to avoid the possibility of providing any excessive area of land zoned for the same uses as a result of failure to fully develop the land so zoned; and to minimize the use of rezoning primarily as a method of appreciating the value of a specific parcel of land for speculative purposes when such rezoning excludes comparable rezoning of other properties.

These regulations recognize that more than one parcel or group of parcels of land may be suitable for a specified use but that if all such suitable parcels are zoned for such use, there would result an imbalance in the area zoned for various types of uses to the detriment of the community or the district as a whole.

Section 26.2 Procedure.

- a) Adoption of an amendment applying this provision of either the PR, PC or PO zoned districts to any property shall be accomplished only following application by the property owner in accord with the procedure established herein. Where effective, a rezoning under this Section 26 shall be indicated on the zoning map by the symbol "P" in combination with other symbols as provided herein.
- b) To apply for a Planned Development District, the applicant shall file with the Planning Department a rezoning request and fee, together with a schematic Development Plan as hereinafter described. After review by the Planning Department for compliance with applicable ordinances, the application shall be considered by the Planning Commission which may approve, modify, or deny the application. Denial of an application shall be subject to appeal to the Board of Supervisors in the manner set forth in Section 2 of Article XIV of this Ordinance.
- c) After approval of the Development Plan by the Planning Commission, the Board of Supervisors may adopt the Development Plan as an amendment to the zoning ordinance, incorporating such modifications and conditions as have been recommended by the Commission. At the same time, the zoning map shall be changed to show the "P" symbol on the subject property. Changes by the Board of Supervisors shall be accomplished in the manner provided by State law for amendments to precise plans.

- d) Subsequent to the effective date of the amendment and within any time limitations established in the amendment or any time extension granted by the Planning Commission, the applicant shall file with the Planning Department a Precise Plan incorporating all buildings and structures proposed to be constructed in the first stage of development. The Precise Plan shall not be considered unless it is in a form acceptable to the County Building Department for processing building permits thereon and conforming to the conditions of the approved Development Plan of any approved modifications and thereof. The Planning Department shall place the Precise Plan on the agenda of the Planning Commission on a date within 45 days after receipt of the Precise Plan in an acceptable form. The Planning Commission shall review the Precise Plan for substantial conformance with the Development Plan and the requirements of the amendment incorporating the Development Plan, and no Building Permits for buildings or structures proposed for construction under this section shall be issued prior to approval of the Precise Plan by the Planning Commission.

Any Precise Plan which has not been disapproved within 30 days from the date it first appeared on the agenda of the Planning Commission shall be deemed approved unless the applicant agrees to a time extension.

Section 26.3 Combinations.

- a) The symbol "P" may only be used in combination with the symbols "R," "C," "M," or "O". Land so designated may be used as follows:
- 1) "PR" may permit residential uses, including those set forth in Section 4 of Article V of this Ordinance, subject to the provisions and limitations of the approval Development Plan.
 - 2) "PC" may permit commercial uses, including those set forth in Section 5 and 17 of Article V of this Ordinance and such limited, industrial uses, for example handicraft industries, as the Planning Commission and Board of Supervisors may approve subject to the provisions and limitations of the approved development plan.
 - 3) "PM" may permit all industrial uses set forth in Article V of this Ordinance, oil and gas handling facilities and marine terminals including storage and loading equipment, subject to the provisions and limitations of the approved development plan.
 - 4) "PO" may permit the office and professional uses set forth in paragraph g) and i) of Subsection 32.2 of Article V of this Ordinance together with any other professional or office use which the Planning Commission finds is similar in character to those enumerated in this subparagraph and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, smoke, vibration, danger to life or property, or other similar causes, subject to the provisions and limitations of the approved Development Plan.
- b) If an amendment applying the provisions of this Section is adopted, the appropriate symbol "PR," "PC," "PM," or "PO," shall be added to the basic symbol already in effect

on a parcel of property: for example, a parcel in an R-1 district may be rezoned to an R-1-PC District. In such event, the property so designated shall be subject to the termination provisions of Subsection 26.9 of this Section.

Section 26.4 Development Plan.

Any application for the establishment of a P-Planned Development District shall be accompanied by a Development Plan drawn to scale, together with supporting data and showing the following:

- a) The boundaries of the property, the width, location and names of surrounding streets and uses of adjacent properties;
- b) A plot plan showing the location and dimensions of all existing and proposed structures, landscaping, parking areas and other proposed uses on the subject property supplemented by a narrative description of all improvements proposed to be installed and the general types of uses on each portion of the property;
- c) Schematic drawings and renderings showing the architectural design of buildings and structures proposed to be constructed;
- d) A schedule of time for construction of various portions of the development if the construction is to occur in stages.

The Development Plan and any supplemental data shall be filed as a permanent record in the office of the Planning Department.

Section 26.5 Precise Plan.

The Precise Plan shall consist of a map or maps, together with supplemental descriptive data which shall show the location of all buildings and structures to be constructed or maintained upon the property or properties and such other information as may be needed to fully describe and locate all features of the proposed development.

The Precise Plan and any supplemental data shall be filed as a permanent record in the office of the Planning Department except that such plans as are required by the County Building Code shall be filed as a permanent record in the office of the County Building Department.

Section 26.6 Effect.

After the effective date of the amendment applying the "P" symbol to a parcel of property, no grading shall be commenced, nor shall any building or structure be erected, moved, altered, enlarged or built on such property except in compliance with the Precise Plan approved by the Planning Commission.

Section 26.7 Regulations, limitations and restrictions.

The Planning Commission may recommend, and the Board of Supervisors may adopt as part of the Development Plan, and may require any Precise Plan, requirements, regulations,

limitations and restrictions either more or less restrictive than those specified elsewhere in this Ordinance, and designed to protect property values in the vicinity of the subject property and the public peace, health, safety in general welfare of persons residing, working in and passing through the neighborhood, and including and relating to the following:

- a) Height limitations on buildings and structures;
- b) Percent coverage of land by buildings and structures;
- c) Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area;
- d) The location, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting streets;
- e) Planting and maintenance of trees, shrubs, plants and lawns in accord with a landscaping plan approved by the Planning Commission;
- f) Construction of fences, walls and floodlighting of a general design, and in locations approved by the Planning Commission;
- g) Arrangement and spacing of buildings and structures to provide appropriate open spaces around the buildings;
- h) Location and size of off-street loading areas and docks;
- i) Uses of buildings and structures by general classifications, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the "P" District;
- j) Architectural design and color of buildings and structures shall be subject to the provisions of Section 3 of Article VI of this Ordinance;
- k) Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare or radiation which have an adverse effect on the present or potential development of surrounding properties;
- l) Schedule of time for construction of the proposed buildings and structures, or any stage of development thereof.

Section 26.8 Subdivisions.

- A. Where the "P" District is used to impose special provisions regarding the design and development of a residential subdivision, the tentative subdivision map as described in the County Subdivision Ordinance shall constitute the applicant's Development Plan and the final subdivision map as described in said Ordinance shall constitute the Precise Plan. In such cases the conditions imposed under this Ordinance shall be limited to the use,

design and improvements of the subdivision, including lot size and dimensions and this section shall not be used as a means of making substantial variations in the population density provisions of the District represented by the basic symbol.

B. The PR District may be used in a subdivision to permit lots having areas and widths less than the minimum standards established by the base zone where no Open Space is created, provided:

1. No single lot shall be used for more than one single-family dwelling unit.
2. No lot shall have an area exceeding 180 percent of the minimum lot area prescribed by the base zone.
3. No lot shall have an area or width at less than the minimum dimensions set forth in the following table:

District Classification	Minimum Lot Area Square Feet	Minimum Lot Width Feet
6-R-1	6,000	62
7-R-1	6,000	62
8-R-1	6,250	67
10-R-1	7,000	70
12-R-1	7,750	70
15-R-1	9,500	80
20-R-1	11,700	85
30-R-1	16,500	90
1-E-1	22,000	100

4. Reduction in lot areas, widths, and depths may be permitted hereunder only to the extent that they will not increase the number of dwelling units per acre within a subdivision over that permitted under the base zone applying to said subdivisions. The maximum permissible number of lots in a tentative subdivision map shall be calculated by taking the area of the tract available for residential development and use, including streets, and multiplying this area by the applicable "dwelling units per acre" factor in the following table:

District Classification	Dwelling Unit Per Acre Factor
6-R-1	4.2
7-R-1	4.2
8-R-1	3.7
10-R-1	3.1
12-R-1	2.8
15-R-1	2.3
20-R-1	1.8
30-R-1	1.4
1-E-1	1.0

- C. When the PR District regulations are utilized to create lots having areas and widths less than the minimum standards set forth in the base zone, and one or more dwelling units are to be placed on any such lot, qualifying and compensating Open Space must be provided and the subdivision shall be subject to all of the provisions of Section 7 of Article IX of this Ordinance, except the provisions of Subsection C of said Section 7.

Section 26.9 Termination of P-Planned Development District Classification.

Any ordinance amendment establishing a "PC," "PM," or "PO" classification under Section 26 shall establish a time limitation within which any Precise Plan or a substantial portion thereof must be approved by the Planning Commission, provided that such time limitation shall not exceed five years from the effective date of such ordinance amendment. No such time limitation is required to be established in any ordinance amendments establishing a PR classification, but such a time limitation may be established in such an ordinance amendment.

An ordinance amendment establishing a "PC," "PM," "PR," or "PO" classification that includes a time limitation shall automatically terminate and the affected properties shall automatically revert to the district classification represented by the basic symbol at the end of the time limitation if the Precise Plan or a substantial portion thereof has not been approved by the Planning Commission. For good cause shown, the Planning Commission may extend such time limitation for not to exceed a total additional time of six months.

Any ordinance amendment adopted under the provisions of this section shall automatically terminate and the affected property shall automatically revert to the district classification represented by the basic symbol if, the within six months after Planning Commission approval of a Precise Plan, other than a Final Map of a subdivision, the construction incorporated in the Precise Plan has not been substantially commenced. Such a six-month period may be extended by the Board of Supervisors upon a showing of good cause.

Section 26.10 Subdivision and Lot Splits for Commercial, Industrial, Office, or Professional Purposes.

A "PC," "PM," or "PO" classification may be applied to lots in a subdivision or a lot split to be used for commercial, industrial, office, or professional purposes upon approval and the adoption, as provided in Subsections 26.2 and 26.7, or a Development Plan, that shall consist of (1) a detailed Development Plan, as set forth in Subsection 26.4, hereinafter referred to as a Section 26.4 detailed Development Plan, for at least one lot in the division and (2) a map that has been approved for the subdivision or a lot split pursuant to an ordinance of the County of Santa Barbara regulating the subdivision of land in said County, which map should be adopted as part of a Development Plan as provided in Section 26.7. The ordinance adopting the said Development Plan as an amendment to Ordinance No. 661 must: (1) provide that the Section 26.4 detailed Development Plans for all other lots in the subdivision or lot splits can only be approved, the without further and amendment to Ordinance No. 661, after a noticed the public hearing by the Planning Commission and (2) set forth the permitted uses and general standards for building coverage, the setback, parking, landscaping, and other development criteria to be followed in improving such Section 26.4 detailed Development Plans for all other lots.

Before the Planning Commission may approve any Precise Plans under Subsection 26.2 (d), the subdivision or a lot split must be completed by recordation of the appropriate map. The

time limitation in which a Precise Plan shall be filed, and the time limitation in which construction must commence, as set forth in the ordinance amendment adding Subsection 26.9 shall be considered satisfied for all the lots in the subdivision or lot splits if these time limitations are met on those lots for which a Section 26.4 detailed Development Plan was adopted as part of the amendment to Ordinance No. 661.

Section 27. AL-Limited Agricultural District.

Section 27.1 Uses Permitted.

- a) Agriculture and farming subject to the limitations hereinafter provided in this section.
- b) Small animal and poultry raising shall be limited to reasonable family use on a noncommercial basis. The commercial production of poultry and all forms of livestock not specifically permitted in this section is prohibited.
- c) Commercial raising of horses, mules, donkeys, ponies, cattle and sheep provided not to exceed one such animal unit shall be permitted for each 20,000 square feet of the area of the parcel of land upon which the same are kept.
- d) Dwellings only for occupancy by:
 - 1) The owner, lessee, or lessor of the land upon which such dwellings are located.
 - 2) The bona fide employees of said owner, lessee, or lessor, and
 - 3) The families and nonpaying guests of said owner, lessee, lessor, or employees; and providing one dwelling may contain a kitchen for each building site, but if the building site is zoned to require at least a 20 acre building site, one dwelling may contain a kitchen for each 20 acres within the building site, provided, further, that dwellings containing kitchens shall be located a minimum of 50 feet from any other such dwellings.
 - 4) Such dwellings may be mobile homes certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401 et. seq.) on a foundation system, pursuant to Health and Safety Code Sec. 18551 and provided that the mobile home has a roof overhang unless waived by the Board of Architectural Review because the absence of a roof overhang would be appropriate and of good design in relation to other structures on the site and in the immediately affected surrounding area, non-reflected roofing and siding, and siding to the ground.
- e) Sale of agricultural products produced on the premises.
- f) Animal hospitals and clinics for the treatment of horses, mules, donkeys, ponies, cattle and sheep, subject to issuance of a Conditional Use Permit as provided in Article XI of this Ordinance, provided the number of such animals kept overnight in the parcel on which the animal hospital or clinic is located does not exceed the number of such animals otherwise permitted on the parcel pursuant to paragraph c) of this Section 27.1.

- g) Farm labor camps for employees working on or off the premises on which such buildings are located, subject to issuance of a Conditional Permits, as provided in Article XI.
- h) Family Care Homes Small, subject to issuance of a Use Permit pursuant to Article XII of this ordinance, and Family Care Homes Large, subject to issuance of a Conditional Permit pursuant to Article XI of this ordinance.
- i) Uses, buildings and structures accessory and customarily incidental to the above uses.

Section 27.2 Building Height Limit.

No building or structure shall contain more than two and one-half stories nor exceed a height of 35 feet.

Section 27.3 Building Site Area Required.

Each main building with its permitted accessory buildings and structures shall be located upon a building site having a minimum lot width of 250 feet of and a gross lot area, inclusive of road wide right-of-way, not less than that indicated below for the symbols shown on the zoning map:

Zoning Symbol	Minimum Lot Area
5 AL	5 Acres
10 AL	10 Acres
15 AL	15 Acres
20 AL	20Acres
40 AL	40 Acres
50 AL	50 Acres
100 AL	100 Acres

Section 27.4 Front Yard Required.

No building or structure shall be located within 80 feet of the centerline of any street.

Section 27.5 Side Yard Required.

No building or structure shall be located within 25 feet of the sideline of any street.

Section 27.6 Rear Yard Required.

There shall be a rear yard with a depth of not less than 25 feet on each building site.

Section 28. CM-Heavy Commercial District.

Section 28.1 Uses Permitted.

Property in a CM District may be used for the following purposes subject to the provisions of this section:

- a) All uses permitted in CH Districts.
- b)
 - 1) Automobile, truck, trailer, motorcycle, boat, farm equipment and machinery repair, sales, rental and service, but not automobile wrecking yards or junkyard.
 - 2) Blacksmith shop, sheet metal shop, welding shop or machine shop.
 - 3) New building materials sales yard, including incidental millwork, but not including planing mill nor the manufacture of building materials.
 - 4) Wholesale supply storage and distribution center.
 - 5) Printing, bookbinding, blue printing and photocopying plant.
 - 6) Offices related to other uses permitted in this district.
 - 7) Frozen food lockers.
 - 8) Manufacture of handicraft articles.
 - 9) Furniture upholstery, cabinet and carpenter shop.
 - 10) Feed and fuel sales yard.
 - 11) Contractor's equipment and storage yard.
 - 12) Small animal hospital and kennels.
 - 13) Laundry and dry-cleaning plant.
 - 14) Wholesale bakery and bakery goods distribution center.
 - 15) Side painting and fabrication shop.
 - 16) Laboratories.
 - 17) Electric transmission station and communications equipment building.
 - 18) Heating, ventilating and plumbing supplies, sales and service.
 - 19) Mail order house.
 - 20) Assembly of small parts or the materials into such finished products as electronics or electrical equipment, novelties, toys, and similar small articles.
 - 21) Permanent residences or apartments designed for and occupied solely by a caretaker or night watchman. Trailers shall not be permitted except as such are permitted in paragraph b)1) of this section.

- 22) Building structures and uses accessory and customarily incidental to the above uses.

Section 28.2 Uses Requiring a Conditional Use Permit.

Subject to the conditions of Article XI, a Conditional Use Permit may be granted for any other retail or wholesale store, shop or establishment which is determined to be of similar character to those enumerated in this section which is not customarily located in a retail commercial district, and which is not more objectionable to the area by reason of smoke, dust, odor, noise, vibration, air or water pollution, heat, glare, radiation, or danger to life and property.

Section 28.3 Building Height Limit.

No building or structure shall contain more than two and one-half stories or exceed a height of 35 feet.

Section 28.4 Building Site Area Required.

Except as otherwise provided in this ordinance, no building shall be located on a parcel containing less than 15,000 square feet or having a width less than 100 feet and a depth less than 150 feet.

Section 28.5 Yards Required.

No building or structure shall be located closer than five feet to the front line of the property nor closer than 10 feet to the sideline of the property, nor closer than 15 feet to the rear line of the property.

Section 28.6 Parking Space Required.

There shall be provided at least two square feet of area exclusive of driveways, devoted to parking space for each one square foot of gross floor area in any building or structure, but excluding areas used solely for storage, plus one parking space for each truck or commercial vehicle to be operated from the premises.

Section 28.7 Loading Space Requirements.

One off-street loading space readily accessible from a street or alley and exclusive of the front yard area shall be provided for each building containing up to 15,000 square feet of ground floor area, other than motels and service stations, and one additional loading space shall be provided for each of 30,000 square feet of additional ground floor space. Such loading space is shall be not less than 12 feet wide, 40 feet long, and 14 feet high.

Section 28.8 Other Requirements and Limitations.

- a) Prior to issuance of building permit, the applicant shall present to the Planning Department for approval, along with the plot plan, a landscaping plan for the area between the front of the building and the front property line. Upon approval by the

Planning Director, or in the event of disagreement with the applicant, by the Planning Commission, the landscaping plan shall become a part of the requirement for issuance of the building permit. Such landscaping shall be permanently maintained.

- b) All buildings and structures shall be subject to architectural supervision as provided in Section 3 of Article VI of this ordinance.
- c) Materials stored outside of a completely enclosed building shall be enclosed by a solid masonry wall not less than five nor more than six feet in height, or by other screening and fencing material approved by the Planning Commission.
- d) Vehicle storage or parking areas shall be separated from any street upon which it faces by a masonry wall not less than three feet in height.
- e) All outdoor sales display areas, parking areas, and driveway areas shall be paved with asphaltic paving material to a depth of not less than three inches.

Section 29. "SC" Shopping Center Zoning. (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 30. DM - Design Manufacturing Districts.

Section 30.1 Processing.

- a) Permits.

No permit shall be issued for grading of the and nor for the construction, erection, or moving in of any building or structure, nor for the use of any land in a DMX or a DMG District until a Development Plan therefore has been approved by the Planning Commission, except that no Development Plan shall be required for developments conforming to the requirements of the 1-E the-1 or a more restrictive residential District.

- b) Development Plan.

Six copies of the Development Plan shall be submitted to the County Planning Department, one copy of which shall be filed as a permanent record in the office of the Planning Department. The Development Plan shall include:

- 1) A plot plan of the proposed development drawn to scale showing the boundaries of the property; the width, location and names of surrounding streets; the location, dimensions and uses on adjacent property of all existing buildings and structures within 50 the feet of the boundary line of the subject property; the location, dimensions, ground floor area and uses of all existing and proposed buildings and structures on the subject property; landscaping; parking areas including the size and number of stalls and the internal circulation pattern; signs including location, the size and height; pedestrian, vehicular in-service ingress and egress; location, the size and number of loading spaces; location and nature of proposed exterior lighting; location, height and material of walls and fences; and other specific uses of the property.

- 2) Schematic drawings and renderings to scale showing the architectural design in of buildings and structures proposed to be constructed.
 - 3) Statistical information including the following:
 - a) Net and gross acreage in the property.
 - b) Building coverage expressed as a percent of the total net area of the property.
 - c) Area of land devoted to landscaping, and percentage of total net land area.
 - d) Height, ground floor area and total floor area of each building. Floor area shall be broken down into area used for office and manufacturing purposes, and the area used for storage.
 - e) Parking ratio expressed as the ratio of the total floor area used for office and manufacturing purposes, whether enclosed in a building or not, to the area devoted to off-street parking stalls, parking aisles and driveways but excluding walkways, landscaped areas, loading areas, and unused land.
 - 4) The sequence of development of various portions of the development if the development is to occur in stages.
- c) Action.

Upon receipt of a Development Plan, together with the required supplemental data, the Planning Department shall transmit one copy to each of the following agencies: County Road Department, County Health Department, County Flood Control, and the appropriate fire protection agency. Within 15 days, each such agency shall file with the Planning Commission recommendations and revisions to be required as a condition of approval of the Development Plan. Within four weeks of receipt of the Development Plan, the Planning Commission shall consider the plan and the recommendations of the above mentioned agencies and of the Planning Department. The Planning Commission shall approve, conditionally approve or disapprove the Development Plan within a reasonable time thereafter.

A conditional approval may specify the limits within which the dimensions shown in the Development Plan may be varied. The Planning Commission's action shall be final, subject to appeal to the Board of Supervisors as provided in Article XIV. Upon approval or conditional approval of the Development Plan, permits may be issued for grading, uses and buildings and structures which are in substantial conformity with the approved Development Plan and the conditions imposed.

No grading shall be commenced nor shall any building or structure be erected, moved, altered, enlarged or rebuilt on property in a DMX or DMG zone unless it is in substantial conformity with the approved Development Plan and said conditions, except as otherwise provided herein. "Substantial Conformity" shall be determined by the Planning Director, or in case of disagreement with the developer, by the Planning Commission.

Revised Development Plans may be submitted and processed in the same manner as the original Development Plan when approved, such revised Development Plan shall automatically supersede any previously approved Plan.

d) Definitions.

As used in this Section, property or parcel shall be construed to mean the land included in the approved Development Plan. The number of net acres in the property shall be determined by subtracting the area in streets from the gross acreage of the property.

Section 30.2 Categories.

Design manufacturing Districts shall be designated on the zoning map by the symbols DMG for (Design Manufacturing District-General) and DMX for (Design Manufacturing District Exclusive) depending on the uses permitted as set out in Section 30.3.

Section 30.3 Uses Permitted.

- a) In the DMG and DMX, all uses permitted in the M-1-B District, subject to the limitations and requirements set forth in Section 14.9 of this article, and provided, however, that the C-2 uses are permitted subject to issuance of a conditional permit, as provided in Article XI.
- b) In the DMG, the following additional uses are permitted subject to issuance of a conditional permit, as provided in Article XI, the conditions of which shall control noise, odor, vibration, smoke, fumes, dust, danger to life and property, and visual effects to ensure that the use is compatible with uses on surrounding property:
 - 1) Building materials manufacturing plant, excluding plants for the manufacture of asphaltic paving materials or concrete or the excavation or processing of sand, gravel, or stone when such manufacturing, excavating, or processing is for the purpose of sale in bulk quantities.
 - 2) Contractors equipment and storage yard, including rental of such equipment.
 - 3) Feed yard and fuel yard.
 - 4) Draying, freighting, or trucking yards or terminals.
 - 5) All uses permitted in the C-3 District.

Section 30.4 Building Height Limit.

No building or structure shall contain more than three stories nor exceed a height of 35 feet.

Section 30.5 Yards Required.

No building or structure shall be located closer than 50 feet to the right-of-way line of any street or highway nor closer than 10 feet to any other boundary line of the property except as follows:

- a) On secondary, interior streets of an industrial tract where both sides of the street are in the same zone district, buildings and structures may be located within 20 feet of the right-of-way line of the street.
- b) No building shall be located closer than 50 feet to a boundary of a lot located in a residential District.

Section 30.6 Building Coverage.

Not more than 40 percent of the net area shall be occupied by buildings and structures. Not less than five percent of the net area shall be landscaped.

Section 30.7 Parking.

Parking spaces and driveways shall be graded, surfaced and drained in accord with standard requirements of the County Road Department for such improvements. There shall be at least one marked on-site parking stalls for each one and one-half employees on the major shift for which the buildings are planned but in no case less than one such stall for each 250 feet of building floor space exclusive of space designed and used solely for storage of materials and equipment, vaults, restrooms, building maintenance areas, lunchrooms and similar areas not continuously occupied by employees. Parking stalls shall be not less than nine feet wide by 20 feet long. Visitors parking shall be permitted within the building setback area provided the area devoted to driveways, walks and parking, within such area shall not exceed 50 percent of the total setback area exclusive of the road right-of-way. Parking areas shall be permitted within five feet of the street right-of-way line when within a walled storage area as herein after provided in Subsection 30.8.

Other parking areas shall be screened from view from any street by screen planting or masonry wall not less than five feet in height.

Section 30.8 Walls and Screen Planting.

Along each boundary of a DM District which abuts any E or R District, except boundaries along a road right-of-way, there shall be provided a masonry wall not less than six feet in height.

Outdoor storage areas shall be screened from view from any street by a masonry wall six feet in height, which wall may be located not closer than five feet to the street right-of-way line. The space between the wall and the street shall be landscaped. Areas where storage materials or equipment exceed a height of six feet, shall be landscaped by a row of trees of a type approved by the Planning Department to provide continuous screening to an approximate height of not less than 20 feet nor more than 40 feet when mature.

Section 30.9 Other Limitations and Requirements.

- a) The buildings and structures shall be subject to the provisions of the D-Design Supervision Combining Regulations as set forth in Section 3 of Article VI.
- b) No operations or material storage shall be injurious to the health, safety or welfare of persons residing or working in the neighborhood by reason of danger to life or property.
- c) Landscaping shall be installed and maintained in accord with the approved Development Plan.
- d) The Planning Commission may require, as a condition of approval, the preservation of trees existing on the property.

Section 30.10 Conditions, Restrictions and Modifications Imposed or Permitted by the Planning Commission.

- a) At the time the Development Plan is approved hereunder, or subsequent thereto upon application, the Planning Commission may waive or modify the building height limit, yard, parking, building coverage or screening requirements herein specified, where necessary or appropriate to permit construction in accordance with the approved Development Plan, provided however, that in no event shall the minimum number of on-site parking stalls be reduced below that necessary to accommodate all vehicles to be regularly parked upon the property.
- b) As a condition to the approval of the Development Plan hereunder, is the Planning Commission may impose such other appropriate and reasonable conditions as it may deem necessary for the protection of adjacent property or in the interests of the public welfare to carry out the purposes of this Ordinance.

Section 31. DR-Design Residential District. (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 32. Professional and Institutional Zone (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 33. PDC - Planned Development Community District.

Section 33.1 Purpose.

The purpose of the Planned Development Community District is to regulate and control urban and suburban development of those undeveloped areas of the unincorporated territory of the county which the Board of Supervisors, after review and written report by the Planning Commission, expressly finds to be appropriate areas for Planned Development Community by reason of special characteristics, such as geographic, topographic and other physical characteristics, in order that such areas shall develop as balanced and self-sustaining communities which will coordinate with surrounding areas, and which will not produce significant detrimental effects on property values or existing uses in such surrounding areas. Many different land uses which may be combined so as to result in a balanced and self-sustaining community, coordinating with surrounding areas, such as residential, commercial,

service, industrial, utility, technological, institutional, educational, cultural, resort, recreational, agricultural and other different uses are to be harmonized and developed in logical sequence according to generally recognized good planning principles pursuant to a comprehensive plan of development worked out in general form as to the entire area concerned and incorporated into the County Comprehensive General Plan, after required public hearings, before any development is permitted and, further, made precise as to particular portions of the area as development of each of such portions becomes impending. Development standards and regulations are to be worked out as a part of the general and precise plans in order to protect and preserve property values, ensure compatibility of different uses, avoid nuisances and advance the general welfare of the Planned Development Community District areas. Use of standard zoning methods generally employed throughout the unincorporated territory of the County of Santa Barbara does not give adequate means by which the county can accomplish the results desired in such areas.

Section 33.2 Applicability.

- a) No property shall be zoned in the Planned Development Community District until a generalized Community Development Plan therefore, together with the required accompanying data, has been approved by the Board of Supervisors as part of the Comprehensive General Plan of the County after consideration thereof, public hearings and written report thereon by the Planning Commission. The project area covered by a Community Development Plan shall contain not less than 500 acres in one ownership as defined in this Section, all of which shall be included in the Community Development Plan.
- b) No property shall be zoned in the Planned Development Community District unless the Board of Supervisors shall first make the following express findings:
 - 1) That the project area to be so rezoned is of the type and character which is appropriate for a Planned in Development Community District in accordance with the specific purpose of such District as set out in Section 33.1 of this Article V.
 - 2) That the overall estimated population density which will result upon full development of the Planned Community in accordance with the approved Community Development Plan therefore, is appropriate for such area and will not have a detrimental effect upon surrounding areas nor create undue burdens upon service and utility facilities in such surrounding areas.
 - 3) That the applicant or applicants have sufficient ownership interest in all of the land to be so rezoned and covered by the Community Development Plan that they will be able to fully carry out the requirements imposed as conditions of approval of the Community Development Plan and fully develop the entire area of land covered thereby.
 - 4) That the proposed development as shown by the approved community development plan and its accompanying data will not tend to create hazardous or unsightly conditions in any hillside areas and in this connection, among other things, will not create fire hazards, excessive cut in or fill slopes, dangers from subsidence or slippage of earth or flood hazards.

- c) No permits shall be issued for the grading of any land nor for the construction, erection or moving in of any building or structure, nor for the use of any land in a Planned Development Community District until a detailed development plan therefore has been approved by the Board of Supervisors after consideration thereof and a written report thereon by the Planning Commission, except that no Development Plan shall be required for developments conforming to all requirements of the 5-E-1 District Classification of this Ordinance and to all requirements of all other ordinances.

Section 33.3 Processing.

- a) Community Development Plan.

As many copies of a Community Development Plan as may be required by the Planning Department shall be submitted to the Planning Department, one copy of which shall be filed as a permanent record in the office of the planning Department. Unless specifically otherwise authorized in writing by the Planning Director, the information submitted as part of the application for Planned Development Community zoning shall consist of a map or maps drawn to scale, supplemented by narrative or other descriptive data as part of the Community Development Plan or otherwise, showing:

- 1) General information.

Acres and the approximate boundaries of the property, the acres and approximate boundaries of areas devoted to particular uses, topographic maps meeting scale and contour requirements of applicable County subdivision ordinances then in effect; areas of major roads, the width and location of streets and their connections to present or proposed arterial and connector roads and other major highways on surrounding property; size and location of land devoted to public purposes; major flood control and drainage structures; proposed deed or other restrictions in order to inform the county as to the general type of developments proposed by the developer and assist in the formulation of conditions, standards and regulations.

- 2) For Residential Areas.

The location of each residential category (single family, duplex, apartment, townhouse, and the like, for example); the number of dwelling units therein, and estimated total population in each residential category; the types of unit; the controlling standards of the following: use; setbacks; building heights; distances between buildings; building coverage; noncommercial, recreational and landscaped open spaces; number and location of parking spaces; improvements to be installed including utilities, roads and street trees; and proposed homeowners' associations or other means of administering group-owned or operated open spaces and facilities. Nothing herein contained shall be construed to prevent or prohibit the use of standards set out in other District classifications of this Ordinance as a guide in fixing such standards for land zoned Planned Development Community District.

- 3) For Commercial, Service, Recreational, Institutional, Industrial and Other Areas Providing Places of Employment.

The general location, type and size of buildings; the range of uses to be permitted, the anticipated number of employees; the controlling standards of use; setbacks, building heights, distances between buildings, building coverage, noncommercial recreational and landscaped open space, and parking and loading spaces; measures to be used to prevent or reduce a nuisance effects, such as noise, dust, odor, smoke, fumes, vibration, glare, traffic congestion and to prevent danger to life and property.

- 4) Schedule of timing and sequence for construction of each section of the development having a different proposed use and further where areas which are to be developed in stages to a single proposed use, the sequence of each stage of development.
- 5) A Statement of Intent with respect to establishment of utilities, services and facilities including water, sewage disposal, fire protection, police protection, schools, churches, parks, recreational areas, libraries and any other uses or facilities required in a community, and with respect to the type and style of architecture, quality of construction, and preservation of scenic resources.
- 6) The Community Development Plan and accompanying data shall contain such information as is required by the Planning Director to permit evaluation of the proposed development and its effect on the land and surrounding areas.

b) Action on Community Development Plan.

- 1) Upon receipt of the required copies of maps and data, and the application for rezoning to Planned Development Community District, the Planning Department shall distribute said copies to the Road, Health, Parks and Public Works Departments, the Special District Coordinator, and the appropriate fire protection agency, the appropriate school planning agency and, where appropriate, the State Division of Highways, and the Local Agency Formation Commission, together with a request that a report with the recommendations thereon be submitted within 30 days to the Planning Department. Failure to so submit a report shall be deemed to be approval without comment. The Special District Coordinator shall inform all special districts and cities which in his opinion are concerned in the proposed Community Development Plan in order to obtain their recommendations thereon. During said 30 days, the County Subdivision Committee shall meet on the matter with the applicants and their engineers to acquire information and develop criteria relative to the Community Development Plan. Upon receipt of all reports, the County Planning Department shall consolidate them in a single report, without substantive change, shall add its departmental report, and shall submit such consolidated report to the Planning Commission.
- 2) The Planning Commission shall review the report as one element of testimony received at the hearing for the rezoning of the property to the Planned Development Community District. Upon closing of the hearing, the Commission

shall recommend to the Board of Supervisors that it be approval or deny the rezoning. If the Commission recommends approval, with or without modifications, it shall refer the matter back to the County Counsel and the Planning Department for preparation of an ordinance adopting the Community Development Plan with any revisions and establishing rezoning and subdivision requirements, standards and criteria thereon. Prior to transmitting said ordinance to the Board of Supervisors, the ordinance shall be reviewed by the appropriate departments, and the comments of each department with respect to the acceptability of the controls and requirements shall be transmitted to the Board of Supervisors with the ordinance.

- 3) At the hearing on the adoption of the Planned Development Community District rezoning held by the Board of Supervisors, the Board shall review the Community Development Plan, the findings and recommendation of the Planning Commission, the proposed ordinance and the comments thereon by the departments. If the Board of Supervisors approves the rezoning, it shall adopt the ordinance establishing all standards and criteria for development within the Planned Development Community District.

c) Revision of Community Development Plan.

- 1) The Planning Commission or the Board of Supervisors after requesting recommendations from the department or departments concerned, may approve, without public hearings, revisions in the Community Development Plan or any of its standards or criteria which do not amount to changes therein which would detrimentally affect the surrounding area, directly or indirectly, in any way. No such change approved by the Planning Commission shall become effective until reported to the Board of Supervisors which may, without public hearings, approve, modify or reverse the action of the Planning Commission.
- 2) All other revisions of a Community Development Plan or of its standards or criteria shall be processed as an amendment of the ordinance adopting such plan in the same manner as the original ordinance was adopted.

d) Interpretation.

The Community Development Plan shall not be required to be a precise document. Where statistics, quantities or numbers are involved, they shall be recognized as approximate. In each case, however, a range specifying the maximum and minimum number shall be fixed. Engineering studies for roads, bridges, flood control structures, and the like need not be so detailed as to show exact final locations and designs, but the Community Development Plan in the accompanying data shall show the approximate location and general types of all such proposed improvements so that a completely new Community Development Plan need not be submitted at the time detailed engineering studies are to be made for a Detailed Development Plan. Where size, location and quality deviations are involved, the Planning Commission shall determine the extent of such deviations on the basis of how much deviation can be permitted without changing the basic concept or rendering the Community Development Plan unworkable.

e) Detailed Development Plan.

Except for development to 5-E-1 uses, no permit for construction of any building or improvements shall be issued and no approval of any grading shall be granted until a Detailed Plan has been approved by the Board of Supervisors after consideration thereof and a written report thereon by the Planning Commission. A Detailed Plan may include as a part thereof a Tentative Subdivision Map in the case of developments for which a Subdivision Map is required under State law. In the case of recreational, residential, commercial, industrial and employment center developments in which a plan showing the size, location, and arrangement of buildings, structures, access roads, parking areas, utilities, recreational and open spaces is necessary in order to determine compliance with the ordinance approving the Community Development Plan, the Detailed Plan shall consist of a precise plot plan and building plans necessary to obtain all building permits required, showing such facilities together with such additional statistics and other information as may be required by the particular County department or departments concerned for a reasonable analysis of the precise development in order to determine compliance with the Community Development Plan.

Section 33.4 Time Limitations.

- a) Prior to the expiration of two years from the effective date of the Ordinance applying the regulations of the Planned Development Community District to a project area, the applicant or his successor or a sign's shall file with the Board of Supervisors a report outlining the progress toward each actuating the approved Community Development Plan. Failure to file such report or if the Board of Supervisors finds that the report files do not show reasonable progress toward effectuating the Plan shall be cause for consideration by the Board of Supervisors of the initiation of action to rezone the property to its original zone or to another appropriate zone.
- b) At any time after said two years but prior to the expiration of five years from the effective date of the ordinance applying the regulations of the Planned Development Community District to a project area, if substantial construction has not occurred, the Board of Supervisors may cause an investigation to be made as to why substantial construction has not occurred. If the Board of Supervisors finds that the Community Development Plan is presumably not going to be effectuated, the Board of Supervisors shall consider initiating rezoning of all or part of the property to its original zoning or to another appropriate zone.

Section 33.5 Rezoning.

Any portion of the project area may be zoned in any District Classification set out in the ordinance which carries out the spirit, purpose and intent of the Community Development Plan and which is compatible therewith in its effect on the land and surrounding areas without revoking the applicability of the Community Development Plan or any approved Detailed Plan to the balance of such areas so zoned.

Section 33.6 Temporary Development Rights.

For the reason that in many project areas covered by the Planned Development Community District Classification the developer will wish to obtain approval of a Detailed Plan or Plans and commence development of areas of high population density within the total project area, and in order to maintain desirable dwelling unit density in the total project area, the County may require as a condition of approval of any Detailed Plan, that developer deed development rights temporarily to the County on portions of the total project area not to be developed until a later time, at which time, or at any other appropriate time to set by the Board of Supervisors, said development rights shall be returned to the developer in whole or in part, as is then appropriate.

Section 34. EX-1. One Family Exclusive Residential Estate District. (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 35. C-2-L, Limited Commercial District.

Section 35.1 Purpose.

The purpose of the C-2-L District is to create a retail commercial district with amenities the of landscaping, sign the control and parking not provided in the C-2 District, particularly appropriate to properties of larger size than normal lots in existing C-2 district when such properties are within or adjacent to C-2 zoned land.

Section 35.2 Uses Permitted.

All uses permitted in the C-2 District subject to the conditions contained in said District regulations.

Section 35.3 Building Height Limit.

No building or structure shall contain more than two stories nor exceed a height of 30 feet except that the Planning Director may approve a building not exceeding 40 feet in height for theater lots, auditoriums and similar buildings whose design customarily requires unusually high ceilings.

Section 35.4 Front Yard Required.

- a) Any building designed or used wholly for residential purposes, and any structure accessory thereto, shall comply with the front yard requirements of the R-4 District.
- b) Except as otherwise provided in this Ordinance no commercial building or structure shall be located closer than eighteen inches to a line parallel to the street centerline and located not less than:
 - 1) 42 feet from said centerline of any State Highway or four-lane road as designated on the general plan.
 - 2) 30 feet from the centerline of any other road.

Section 35.5 Side yard Required.

Same as required in the C-2 District.

Section 35.6 Rear Yard Required.

- a) Any building designed or used wholly for residential purposes shall have a rear yard of not less than 10 feet.
- b) A rear yard shall not be required for commercial businesses provided such buildings comply with the parking requirements of this Ordinance and provided a space at least 50 square feet in area within the building or within an enclosed wall is reserved for storage or rubbish.

Section 35.7 Parking Space Required.

- a) Except as otherwise specifically provided in this subsection, parking spaces shall be provided as required in Article VII, Section 1 of this Ordinance.
- b) On lots containing a net area of less than 10,000 square feet on April 1, 1966, no parking shall be required, except that when such lots have a rear line abutting an alley, the rear 25 feet of such lots shall be paved, marked, and reserved for parking.
- c) The minimum parking requirement for business and commercial buildings, shall be one parking space for each 250 square feet, or fraction thereof, of gross floor area of all buildings on the property.
- d) The Planning Commission may waive required off-street parking on the property when substitute parking is provided in a permanently maintained parking lot on another parcel.

Section 35.8 Landscaping.

- a) Street trees shall be provided and maintained as required by the County Landscape Architect in accord was street tree planting plans prepared by that office.
- b) The 18-inch space between the front line of the building and the future width line of the street, as required in Subsection 35.4 shall be landscaped except where entrance walks are paved.
- c) On parcels having a net area of 10,000 square feet or more, a Landscaping Plan shall be submitted for approval by the County Landscape Architect showing as a minimum, trees at approximate intervals of 60 feet in parking areas and other plantings occupying a total ground area of not less than five percent of the net area of the parcel.
- d) A bonded to insure planting and maintenance for a period of two years may be required as a condition of approval of the building permit.

Section 35.9 Walls, Screening and Lighting.

- a) Where parking areas abut streets, decorative masonry walls up to five feet in height with appropriate landscaping may be required as a condition of approval of the building permit to screen off said parking areas from the street.
- b) No beam of exterior lighting used for the purpose of illuminating buildings, structures or areas shall be directed toward streets or adjacent properties without intermediate obstruction.

Section 35.10 Frontage Improvements.

As a condition of the issuance of a Land Use Permit for any building or structure under Article XII of this Ordinance, the owner or his agent shall dedicate rights-of-way and engineer and construct street pavement, curbs, gutters, and sidewalks on the street frontage of the property that are determined by the County Transportation Department to be reasonably related to the proposed use of the property. In order to obtain the conditions of the Transportation Department, the Planning Department shall refer all applications for Land Use Permit for buildings or structures to the Transportation Department.

Section 36. AGI - Intensive General Agricultural District.

Section 36.1 Uses Permitted.

- a) All uses permitted in the General Agricultural District.
- b) Livestock auction yard including the following uses: offices, food preparation and service facilities, veterinarian services and supplies, feed mill, livestock feed yard, trucking terminals, and animal fertilizer processing plant, slaughterhouse, dormitory, and other uses which are related to a livestock auction yard.

Section 36.2 Limitations on Use.

The uses listed in Subsection 36.1, paragraph b) shall be so located and designed that they will not detrimentally affect surrounding properties by reason of noise, odor, dust, smoke, vibration, traffic hazard, danger to life or property, or similar causes.

Section 36.3 Development Plan.

No new livestock auction yard or substantial additions shall be permitted until a Development Plan showing the location and size and the uses thereon of all buildings and structures has been submitted and approved by the Planning Commission. Such Development Plan shall show all routes of ingress and egress, location of facilities with respect to adjacent public roads, parking areas, paved areas, landscaping and screening, signs, lighting, and other appurtenances. The Planning Commission may require such redesign and may impose such conditions as may be necessary to ensure compliance with the provisions of this Section.

Section 37. SR-4 — Student Residential District.

Section 37.1 Uses Permitted.

All uses permitted in the R-4 District subject to the provisions of this Section.

Section 37.2 Uses Permitted Subject to Conditional Use Permit.

Commercial parking lots, excluding vehicle storage lots, subject to conditions which will ensure that such use will not detrimentally affect surrounding property by reason of noise, dust, odor, smoke, fumes, danger of life and property, traffic hazards and visual effect, subject to the provisions of Article XI of this Ordinance.

Section 37.3 Permitted Occupancy.

The maximum occupancy permitted in each dwelling unit shall be based on the following:

- 1) A one-bedroom or bachelor dwelling unit shall accommodate not more than two persons.
- 2) A two-bedroom dwelling unit shall accommodate not more than four unrelated persons or one family as otherwise defined in this Ordinance.
- 3) A dwelling unit containing three or more bedrooms shall accommodate not more than five unrelated persons or one family as otherwise defined in this Ordinance.

Section 37.4 Parking Required.

There shall be provided on each lot parking spaces on the following ratio:

- 1) One space for each one-bedroom dwelling unit or bachelor unit;
- 2) One and one-half spaces for each two-bedroom dwelling unit;
- 3) Two parking spaces for each dwelling unit containing three or more bedrooms;
- 4) The provisions of Section 1 of Article VII shall apply to fraternities, sororities, lodges, dormitories and boarding and lodging houses.

When the total required spaces calculated on the foregoing formula results in a final half space, it shall be increased to a full space. Wherever parking spaces are provided between the main building and the abutting street, such parking areas shall be screened from the street and from adjacent property by an ornamental masonry wall or screen planting, or both, except for driveway openings.

Section 37.5 Parking on Adjacent Lots.

The Planning Commission may grant a Conditional Use Permit, pursuant to the provisions of Article XI of this Ordinance, to permit required off street parking spaces to be

located on parcels having a boundary line in common with the parcel containing the development requiring such parking. Conditions shall be imposed to assure continued maintenance of such parking spaces so long as the development exists, including a grant of development rights to the County of Santa Barbara.

Section 37.6 Front Yard Required

No building or structure shall be located within 40 feet of the centerline of any street nor within 15 feet of the right-of-way line of the building site on which such building or structure is located, except that on lots validly created by a subdivision, record of survey, or deed recorded prior to July 1, 1967 and that have a width not exceeding 100 feet, no building or structure shall be located within 37 feet of the centerline of any street nor within 10 feet of the planned right-of-way line adopted by the Board of Supervisors of the building site on which such building or structure is located. No portion of a building used for garage or carport purposes and which has an opening facing toward the street shall be closer than 20 feet to the planned street right-of-way line adopted by the Board of Supervisors.

Section 37.7 Building Site Area Required.

Same as required in the R-4 District, except that, in calculating net lot area, all land dedicated for street widening purposes, including sidewalks, at any time after October 1, 1960, shall be included.

Section 37.8 Side Yard Required.

Same as required in the R-4 District, except that on lots validly created by a subdivision, record of survey or deed recorded prior to July 1, 1967 and that have a width not exceeding 100 feet and a depth not exceeding 100 feet, parking may be permitted in the side yard in accordance with the requirements of Section 1 of Article VII as modified by Subsection 37.4 of Article V provided the side yard at the parking level is at least 21 feet in width and no parking stalls are located closer to the planned street right-of-way line adopted by the Board of Supervisors than the required front yard setback on that lot.

Section 37.9 Rear Yard Required.

Same as required in the R-4 District, except that on lots validly created by a subdivision, record of survey or deed recorded prior to July 1, 1967 and that have a width not exceeding 100 feet and a depth not exceeding 100 feet, the rear yard may be reduced to 10 feet provided any parking in the rear yard meets the requirements of Section 1 of Article VII, as modified by Subsection 37.4 of Article V.

Section 37.10 Height Limit.

Same as required in the R-4 District.

Section 37.11 Distance Between Buildings on the Same Building Site.

Same as required in the R-4 District.

Section 37.12 Sidewalks.

A concrete sidewalk shall be constructed along the street frontage of all lots on which a land use rider is issued after the effective date of this Section 37, such construction to be in conformance with the requirement of the Road Department.

Section 37.13 Permitted Bedroom or Bachelor Dwelling Unit Density

- 1) There shall be not more than one bedroom or bachelor dwelling unit for each 900 square feet of net lot area.
- 2) For the purposes of this subsection, for each bedroom in excess of 250 square feet, for each bachelor dwelling unit in excess of 600 square feet, and for each other room in excess of 400 square feet, the excess area shall count as an additional one-half bedroom for each 100 square feet or fraction thereof. After adding up the total number of one-half bedrooms under this paragraph 2), only whole numbers shall be used for the purpose of computing the permitted number of bedrooms and bachelor dwelling units under paragraph 1).

Section 38. SR-2 — Student Residential District.

Section 38.1 Uses Permitted

All uses permitted on the R-2 District subject to the provisions of this Section.

Section 38.2 Uses Permitted Subject to a Conditional Use Permit.

Commercial parking lots, excluding vehicle storage lots, subject to conditions which will insure that such use will not detrimentally affect surrounding property by reason of noise, dust, odor, smoke, fumes, danger of life and property, traffic hazards and visual effects, subject to the provisions of Article XI of this Ordinance.

Section 38.3 Density Limitations.

- a) Each validly created lot which has a width of 25 feet or more, shall be permitted one duplex dwelling or one single family dwelling regardless of the area of the lot, provided however, that any such lot containing a net lot area of 7,500 square feet or more shall be permitted one dwelling unit for each 2,500 square feet of net lot area subject to the provisions of this Ordinance.
- b) Two or more adjacent validly created lots in separate or the same ownership may be combined in a single parcel, in which case such combined parcel shall be entitled to one dwelling unit for each 2,500 square feet of net lot area provided:
 - 1) The original lot lines dividing combined lots into separate ownerships are permanently obliterated by reversion to acreage pursuant to the provisions of 11537 et seq. of the Business and Professions Code or by other property legal action; and

- 2) The parcel created by combining lots shall have a width of not to exceed 100 feet; and
 - 3) In every case the total number of units permitted on the parcel shall be not less than the sum of the number of units formerly permitted on each separate lot.
- c)
- 1) In calculating net lot area, all land dedicated for street widening purposes, including sidewalks, at any time after October 1, 1960, shall be included.
 - 2) When a parcel is in excess of 7,500 square feet, the Planning Commission may permit one additional dwelling unit for net lot area in excess of the multiples of 2,500 square feet where it expressly finds that the additional dwelling unit will not overdevelop the site, will coordinate with neighboring uses and improvements, and off-street parking requirements provided herein will be met.
- d) The maximum occupancy permitted shall be based on the following:
- 1) A one-bedroom or bachelor dwelling unit shall accommodate not more than two persons.
 - 2) A two bedroom dwelling unit shall accommodate not more than four unrelated persons or one family as otherwise defined in this Ordinance.
 - 3) A dwelling unit containing three or more bedrooms shall accommodate not more than five unrelated persons or one family as otherwise defined in this Ordinance.

Section 38.4 Parking Required.

There shall be provided on each lot or parcel parking spaces conforming to the standards set forth in Section 1 of Article VII on the following ratio:

- a) One space for each one-bedroom dwelling unit or bachelor dwelling unit.
- b) One and one-half spaces for each two bedroom dwelling unit, and
- c) Two parking spaces for each dwelling unit containing three or more bedrooms.

When the total required spaces calculated in the foregoing formula results in a final half space, it shall be increased to a full space. Except as otherwise provided herein, no parking spaces may extend into any required front or side yard.

On all lots having a boundary coterminous with the ocean, parking shall be permitted in the required front yard and in the front portion of the required side yard to a depth of 20 feet greater than the adjacent front yard, provided all of the following conditions are present:

- a) Parking is in tandem;
- b) The front yard setback is not less than 25 feet from the planned street right-of-way line;

- c) Parking is in conformance with Section 1 of Article VII as modified by this subsection;
- d) The parking area, except for driveway opening, is screened from the street and adjacent property by screen planting and either a three foot high ornamental masonry wall or a three foot high fence approved by the Planning Director of the County of Santa Barbara; and
- e) Driveway openings do not exceed 16 feet in width, except that on a single lot which resulted from the combination of two or more adjacent validly created lots, driveway openings do not exceed 30 feet in width.

Section 38.5 Parking on Adjacent Lots.

The Planning Commission may grant a Conditional Use Permit, pursuant to the provisions of Article XI of this Ordinance, to permit required off-street parking spaces to be located on parcels having a boundary line in common with the parcel containing the development requiring such parking. Conditions shall be imposed to assure continued maintenance of such parking spaces so long as the development exists; including a grant of development rights to the County of Santa Barbara.

Section 38.6 Front Yard Required.

Except as otherwise provided herein, no building or structure shall be located closer than 50 feet to the centerline of the road nor closer than 20 feet to the right-of-way line of the road.

The front setback may be reduced to not less than 15 feet when the rear yard as required in Section 38.8 is increased in direct proportion to such reduction, provided no building or structure housing automobiles which opens toward the street shall be less than 20 feet from said street.

For purposes of this Section, the right-of-way line shall be determined by the Board of Supervisors.

Section 38.7 Side Yards Required.

There shall be a side yard on each side of a building. For a one-story building each side yard shall be 10 percent of the width of the building site, but in no case less than five feet. For a building containing two or more stories, each side yard shall be 15 percent of the width of the building site, but not less than five feet. When the width of side yard as required by the above formula exceeds 10 feet one side yard may be retained at 10 feet provided the amount in excess of 10 feet is added to the other side yard.

Section 38.8 Rear Yard Required.

Same as required in the R-1 District except as modified by Section 38.6 relative to reduced front setback.

Section 38.9 Height Limit.

No building or structures shall contain more than two stories used for dwelling purposes nor exceed a height of 35 feet.

When 25-foot lots are developed without being combined with other lots, the building height shall not exceed 30 feet with a maximum of two and one-half stories.

Section 38.10 Distance required between buildings on the same building site.

Same as required in the R-1 District.

Section 38.11 Sidewalks.

A concrete sidewalk shall be constructed along the street frontages of all lots in which a land use rider is issued after the effective date of this Section 38 such construction to be in conformance with the requirements of the Road Department.

Section 38.12 Permitted Bedroom or Bachelor Dwelling Unit Density.

- a) There shall be not more than one bedroom or bachelor dwelling unit for each 1,900 square feet of net lot area, provided however, that lots of 7,600 square feet or less of net lot area are permitted four bedrooms or bachelor dwelling units.
- b) For the purposes of this subsection, for each bedroom in excess of 250 square feet, for each bachelor dwelling unit in excess of 500 square feet, and for each other room in excess of 400 square feet, the excess areas shall count as an additional one-half bedroom for each 100 square feet or fraction thereof. After adding up the total number of one half bedrooms under this paragraph b), only whole numbers shall be used for the purpose of computing the permitted number of bedrooms and bachelor dwelling units under paragraph a).

Section 39. BD - Beach Development District (REPEALED FEBRUARY 6, 1984, ORD. 3430)

ARTICLE VI. COMBINING REGULATIONS

Section 1. O - Oil Drilling Combining Regulations.

Section 1.1 Governing Regulations.

- a) No structure used in producing oil, gas or other hydrocarbon substances, or structure accessory thereto shall, within any areas subject to Oil Drilling Combining Regulations, be erected, moved, enlarged or rebuilt unless and until a permit as hereinafter specified shall first have been secured therefore. Nothing contained herein shall be construed to relieve any persons, firm or corporation of the provisions of Ordinance No. 672 of the County of Santa Barbara or any ordinance amending or superseding said ordinance.

- b) Application for a permit for any structure used in producing oil or gas or structure accessory thereto in an area subject to Oil Drilling Combining Regulations shall be made to the Planning Commission and shall be accompanied by such information as may be required by the Planning Commission for an intelligent review of the proposed structure and its use. Permits issued under the provisions of this Article shall be subject to the conditions of Section 1.2 hereof.
- c) Notwithstanding the provisions of Section 3 or Article III, district regulations establishing yard requirements for structures appurtenant to oil drilling operations shall not govern over the regulations of this Article.
- d) Permits issued under the provisions of this section may include permission to erect, move, structurally alter, enlarge or rebuild any or all structures included in the application.

Section 1.2 Permit Conditions.

Permits issued under the provisions of this Article shall be subject to the following conditions, which conditions are deemed necessary to the safety, health, comfort, convenience and general welfare of persons residing or working in the neighborhood and to the preservation of the value and utility of property and improvements in said area.

- a) That no oil or gas borehole shall be drilled within 300 feet of any State Highway right-of-way line within a setback of 100 feet from the right-of-way line of any road shown on any subdivision or record of survey map filed in the office of the County Recorder prior to the issuance of a permit for such borehole, provided however that in the event the distance between the right-of-way lines of two parallel or nearly parallel roads, or between the right-of-way line of a road and a railroad right-of-way line, topographic barrier or boundary line of an area within which oil drilling is prohibited, is less than 200 feet, such a setback may be reduced to not less than 50 feet.
- b) That no more than one drilling site shall be permitted for each 10 acres of total land area subject to the O-Oil Drilling Combining Regulations, provided, however, that such limitation shall not apply to the territory within 250 feet of the mean high tide line of the Pacific Ocean. For the purpose of this Section, a drilling site shall be defined as a surface area of not more than one acre within which any number of oil or gas boreholes may be drilled.
- c) That within one 120 days after the drilling of each well has been completed and production started, the derrick and all other drilling equipment shall be removed from the site.
- d) That any derrick erected for servicing operations shall be of the portable type, provided, however, that upon presentation of proof that the well is of such depth that a portable-type derrick will not properly service such well, the Board of Supervisors may approve a permanent type derrick. Derricks erected for servicing operations shall be removed upon completion of such operations.

- e) That all tools, pipe and other equipment including leased storage tanks, except the derrick or drilling mast, used in connection with production operations shall be screened and the site landscaped, and that such screening and landscaping be approved by the Planning Commission.
- f) No piers for oil drilling purposes shall be permitted to be attached to any upland site above the average mean high tide line and no pier approach for such purposes shall be constructed on any upland site. Nothing herein contained shall be deemed to limit or control the use for oil and gas drilling and operating purposes of piers in their connecting approaches which are in existence at the effective date hereof.
- g) That reasonable firefighting equipment as required and approved by the County Fire Warden may be maintained on the premises and all times during drilling and production operations.
- h) Permanent structures and equipment shall be painted a neutral color so as to blend in with natural surroundings.
- i) That any scarring of hillsides resulting from construction operations shall be reasonably landscaped or replanted to native shrubs as required by the Planning Commission.
- j) That no plant for the refining of petroleum products from such operations shall be permitted.
- k) That sanitary facilities be installed if, in the opinion of the County Health Officer, such facilities are necessary, and that such facilities be installed any manner approved by the County Health Officer.
- l) That all drilling and production operations shall be conducted in such a manner as to eliminate as far as practicable, dust, noise, vibration and obnoxious odors, in accordance with the best accepted practices incident to drilling for and production of oil, gas and other hydrocarbon substances.
- m) That, in the event oil or gas is not processed in paying quantities, all material, equipment and structures used in the drilling operations shall be completely removed from the site and the well properly abandoned within 120 days after drilling operations cease.
- n) That, after a well has been brought into production, upon completion of drilling, redrilling or conditioning operations, and on abandonment of any well, all earthen sumps shall be drained and backfilled level with the natural grade, provided, however, that subject to the above conditions, a new sump may be constructed upon resumption of conditioning or redrilling operations.
- o) That failure to comply with any of the above conditions attached to the permit for the structure shall result in forfeiture to the County of Santa Barbara of the \$1,000 bond furnished to the County under Ordinance No. 672 or any amendment thereto, and the principal and/or surety shall pay to the County of Santa Barbara the sum of \$1,000 under said bond.

- p) That no building or structure shall be erected or maintained within 20 feet of any dwelling existing at the time of issuance of the permit for such buildings or structure.

Section 1.3 Special Conditions.

In order to promote the public health, safety, morals and welfare, the Planning Commission may for good cause determine and find that the conduct of oil and gas drilling and producing operations proposed under a particular application for permit pursuant to this Article justifies and requires the imposition of further Special Conditions in addition to those imposed by Subsection 1.2 above, and may thereupon include in the permit such of the following Special Conditions as it deems appropriate. If applicant is unwilling to accept a permit containing such adding conditions, he will be entitled to a public hearing before the Commission to review the Special Conditions proposed to be imposed. Such hearing shall be set for a date not earlier than 10 days nor later than 30 days after the request is made. Notice thereof shall be published once in a newspaper of general circulation published in the County of Santa Barbara; and applicant shall be given written notice of such hearing at least five days prior thereto.

Within five days of the conclusion of such hearing, the Commission shall, based upon good cause therefore, find and determine which, if any, of such Special Conditions shall remain imposed under the permit, and shall notify applicant of such determination forthwith.

Appeals from any action taken hereunder by the Commission may be taken to the Board of Supervisors by the applicant pursuant to Section 2 of Article XIV of Ordinance No. 661.

Such Special Conditions may be in substitution of any of the conditions set forth in Article VI, Section 1, Subsection 1.2 of Ordinance No. 661, and/or addition to the conditions referred to in Subsection 1.2. When a regulation contained in Subsection 1.2 conflicts with a Special Condition imposed by the Planning Commission under Subsection 1.3, the Special Conditions shall control.

The Special Conditions which may be imposed shall be as follows:

- 1) Each producing well drilled from an upland site shall be completed in such manner that all production equipment and facilities shall be recessed, covered or otherwise screened from view in a manner approved by the Planning Commission.
- 2) All permanent operating sites shall be landscaped with shrubs or fenced so as to screen from public view, as far as reasonably possible, the tanks, pumps or other permanent equipment. Such landscaping or shrubs or fencing shall be kept in good condition to the satisfaction of the Planning Commission.
- 3) Except in case of emergency, no materials, equipment, and, tools or pipe used for drilling operations shall be delivered to or removed from the drilling site in a residential or congested area between the hours of 6 p.m. and 8 a. m. of any day. Outside of residential or congested areas, such deliveries to shall not be made or removed from a drilling site between the hours of 6 p.m. and 6 a.m. on any date, except in an emergency.
- 4) Except in an emergency, no oil shall be removed by truck from a drilling site located in a residential or congested area to between the hours of 6 p.m. and 8 a. m. Outside a

residential or congested area, no oil shall be removed by truck from a drilling site between the hours of 6 p.m. and 6 a.m. of any day, except in an emergency.

- 5) The permittee shall immediately suspend any drilling and production operations, except those which are corrective, protective, or mitigative, in the event of any disaster or of oil pollution of ocean or domestic waters caused in any manner or resulting from operations under a permit. Such drilling and production operations shall not be resumed until adequate corrective measures have been taken and authorization for resumption of preparations has been made by the Planning Commission or Planning Department.
- 6) Derricks and major items of drilling equipment shall be enclosed with soundproofing materials in accordance with applicable safety regulations and standards.
- 7) The pumping units of producing wells shall be installed in soundproof pits.
- 8) All waste substances such as drilling muds, oil, brine or acids produced or used in connection with oil drilling operations or oil production shall be retained in watertight receptors from which they may be piped or hauled for terminal disposal in a dumping area specifically approved for such disposal by the Planning Commission.
- 9) Within 60 days after the drilling of each well has been completed, and said well placed in production, or abandoned, the derrick and all other drilling equipment shall be entirely removed from the premises unless such derrick and appurtenant equipment is to be used within a reasonable time limit, determined by the Planning Commission, for the drilling of another well on the same controlled drilling site.
- 10) All oil drilling and production operations shall be conducted in such a manner as to eliminate as far as practicable dust, and noise, vibration and noxious odors, and the site or structures thereon shall not be permitted to become dilapidated, unsanitary or unsafe. All operations shall be in accordance with the best accepted oil practices incident to drilling for and production of oil, gas and other hydrocarbons. Proven technological improvements and methods of production shall be adopted as they from time to time become available if capable of reducing factors of nuisance and annoyance.
- 11) Drilling shall not be permitted within 300 feet of a residence without the consent of the Planning Commission.
- 12) Drilling shall not be permitted within 150 feet of any public highway without the consent of the Planning Commission.
- 13) Whenever it is impossible or highly impracticable for applicant to locate the oil or gas and borehole in conformity with the distance limitations contained in Subsections 1.2 (a) and/or 1.3 (10) and (11) of Section 1 of Article VI, by reason of limited drilling area between state highways, public roads, right-of-way lines of roads, topographic barriers or boundary lines of areas within which oil drilling is prohibited, the Planning Commission or Planning Department may permit a deviation from such distance requirements, and may in the permit granted fix such lesser limiting distances within which applicant shall be permitted to drill.

- 14) Not more than two production tanks shall be installed for each producing well, neither one of which shall have a rated capacity in excess of 1,000 barrels in a residential and/or congested area; provided, however, set production tanks shall be required to have firewalls. The number of production tanks for each producing well located outside a residential or congested area may not exceed more than three production tanks having a capacity not exceeding 2,000 barrels each; provided, however, that where a producing well is located in a hazardous fire area, said tanks shall be required to have firewalls.
- 15) Permittee shall agree in writing on behalf of himself or his successors or assigns to be bound by such or all of the terms and conditions as prescribed by the Planning Commission hereunder; provided, however, that such agreement in writing shall not be construed to prevent applicant or his successor or assign from applying for good cause at any time for elimination of some of the conditions prescribed and imposed by the Planning Commission hereunder.

Section 1.4 Conditional Permit for Processing Facilities.

- A. Installation of structures, equipment or facilities necessary and incidental to dehydration and/or separation of oil, gas, condensate and other liquid products from gas, or water for the purpose of shipping and transporting recycling, repressuring, or reinjection of said oil, gas, condensate and/or water for underground disposal or underground storage in connection with secondary recovery operations in a producing oil and gas field may be permitted as a Conditional Permit subject to the requirements of Article XI, Section 3, of this ordinance, provided the Planning Commission further finds that:
 - 1) Proximity to a producing oil or gas field requires establishment of such facilities in the area in order to extract the resources of the field.
 - 2) The distance between the producing field and an area in which she said facilities would be allowed without a permit is such that the cost of transporting oil or gas over that distance would be excessive.
 - 3) Such a plant can be so located, designed, constructed and operated that it will not materially affect adversely the health and safety of persons residing, working in, or traveling through the neighborhood, will not be injurious to property or improvements in the neighborhood, and will not be materially detrimental to the public health and welfare by reason of smoke, dust, odor, fumes, noise, vibration, unsightly buildings and/or structures or other similar causes.
 - 4) The type of facilities and equipment proposed to be constructed or installed and the methods to be used for said separation and/or dehydration will be of a type utilizing reasonable methods least likely to adversely affect the health and safety of persons residing, working in, or traveling through the neighborhood and least likely to be injurious to property and improvements in the neighborhood or detrimental to the public health and welfare by reason of smoke, dust, odor, fumes, noise, vibration, unsightly buildings and/or structures, or other similar causes. Oil and/or gas storage facilities in excess of those unreasonably and necessarily incidental to the principal functions of the permitted facilities shall be

not permitted pursuant to this subsection. Nothing herein shall be deemed to permit the refining of petroleum products.

B. Applications for a permit for such facilities shall be accompanied by:

- 1) A plot plan showing contours, location, use, size and height of all proposed buildings and structures; location and width of all roads; off-street parking areas; landscaping and screening areas including types of plant material; fencing.
- 2) Photographs of the site taken from all directions from which the public or adjacent property owners might view the site.
- 3) Elevations of all proposed buildings and structures, or perspective views thereof.
- 4) Written, narrative description of the purpose of the plant, and measures to be taken to reduce any detrimental effects on the surrounding property or the general health, safety and welfare of the community.
- 5) A written, verified summary of facts that the applicant intends to prove at the public hearing which shall disclose that the applicant will be able to present competent evidence to prima facie prove that the proposed facility will be able to meet all the findings and the requirements specified in Paragraph A of this section.

C. Any permit granted pursuant to this subsection shall be subject to the following conditions:

- 1) Compliance with all representations and material to the approval of the permit made by the applicant at the public hearing or public hearings on the granting of the permit.
- 2) Compliance with all applicable existing and future state and local laws and regulations.

D. The Commission may subject the permit to conditions designed to reduce the detrimental present and future effects on the health and safety of persons residing, working in, or traveling through the neighborhood and to reduce present and future injury to property and improvements in the neighborhood and the detrimental present and future effects of the permitted facilities to the public health and safety by reason of smoke, dust, odor, fumes, noise, vibration, unsightly buildings and/or structures, or other similar causes. Said conditions may include but shall not be limited to the following:

- 1) Minimum specifications governing the type of equipment and machinery installed and the methods to be used for any or all of the functions to be performed by the permitted facilities of any part thereof.
- 2) Paving of all roads and parking areas.
- 3) Construction of adequate offsite parking for all employees and visitors.

- 4) Planting of mature trees and shrubs and installation of fencing to screen off and conceal buildings and structures.
 - 5) Architectural design to improve the appearance of buildings and structures.
 - 6) Construction methods used to install or repair the facilities.
 - 7) The facilities shall at all times be kept as close as is reasonably possible to the original condition, less wear and tear.
- E. On a permit issued pursuant to this subsection, the Commission may waive any applicable limitations prescribed by the specific district regulations imposed by the basic zoning of the district as to height, yard, parking, and distance between buildings.
- F. On application of the permittee, the Commission may allow modification or substitution in any of the conditions imposed by Paragraph D. of this subsection without holding a public hearing thereon, provided such modification or substitution does not change the essential character and purpose of the original condition.
- G. Any permit issued pursuant to this subsection shall be subject to the provisions of Article XI, Section 5, of this ordinance.

Section 2. F-Airport Approach Area Combining Regulations (REPEALED FEBRUARY 6, 1984, ORD. 3430).

Section 3. D-Design Supervision Combining Regulations (REPEALED FEBRUARY 6, 1984, ORD. 3430)

Section 4. T-Trailer Park Zone Combining Regulations.

Section 4.1 Governing Regulations

Trailer parks, synonymous with trailer camps as defined herein, complying with the provisions of the Health and Safety Code of the State of California and with any other applicable laws or ordinances regulating the location or operation of trailer parks, shall be permitted in any area subject to Trailer Park Zone Combining Regulations subject to the granting of a Conditional Permit as provided in Article XI of this Ordinance. The applicant for such Conditional Permit shall submit a site plan indicating the size and spacing of trailer lots, location of utility and other service buildings, provision for screening trailer lots, and the traffic circulation pattern.

Where the use, height, building site area, front, side and rear yard, and distance between buildings regulations of the district in which a trailer park is to be located are inconsistent with the operation of a trailer park, such regulations may be superseded by the conditions imposed in the Conditional Permit, but in no case shall a Conditional Permit for a trailer park be approved for a parcel of land containing less than two acres nor providing sites for less than 20 trailers.

Section 5. S-Public Utility Combining Regulations.

Section 5.1 Governing Regulations.

Public utility operations involving fixed surface installation of facilities designed, constructed, installed and maintained primarily for the injection, storage and withdrawal of natural gas in and from subsurface strata including the drilling of new wells and the reconditioning of existing wells, structures, facilities, buildings, plants and operations incidental thereto, shall be permitted in any area or zone subject to the Public Utility Combining Regulations, without the granting of a Conditional Permit.

Public utility operations, as defined herein, shall mean operations by a public utility gas corporation as defined by the Public Utilities Code of the State of California, which is certified by the Public Utilities Commission of the State of California.

Section 5.2 Special Conditions.

The special conditions contained in this Public Utility Combining Regulations shall be applicable only to public utility operations commenced, constructed or installed after the effective date of the application of this Public Utility Combining Regulations to the property on which such public utility operations are conducted.

Derricks and major items of drilling equipment in connection with such derricks, shall be sound proofed in accordance with applicable safety regulations and standards.

Within 120 days after the drilling of each well has been completed, the derrick and all other drilling equipment shall be removed from the site.

Fixed equipment shall be fenced and screened and the site and thereof shall be landscaped in a manner approved by the Planning Commission.

Reasonable firefighting equipment shall be maintained on the premises at all times during drilling operations.

Permanent structures and equipment shall be painted a neutral color so as to blend in with natural surroundings.

All operations shall be conducted in such a manner as to reasonably minimize all noise, vibration, objectionable odors, dust, smoke and fumes.

All roads and parking areas shall be paved with asphaltic concrete, except that parking areas may be surfaced with gravel.

Except in cases of emergency all construction equipment and drilling equipment shall be transported to and from the property so zoned between the hours at 6 a.m. and 8 p.m.

Section 6. OX-Exclusive Controlled Oil Drilling and Producing Site Combining Regulations.

Section 6.1

It is the intent of this subsection to permit, as a matter of right without hearing or conditional use permit, the drilling for and production of oil, gas, water, and other hydrocarbon substances and the maintenance and operation of equipment and structures for such drilling and production, on specific parcels of property designated "OX" as hereinafter provided and so to limit and restrict the uses on such property that subsurface minerals may be extracted and removed compatibility with surrounding developments, which may be of a recreational, residential, institutional, agricultural, commercial or industrial nature.

Structures and facilities located on such property shall be used for only the drilling, handling and processing of substances produced from wells who surface locations are on said controlled drill site, which site shall in no case exceed an area of 10 acres nor have less area than two acres and which shall in all cases and be completely surrounded by property without the "OX" designation. In no event shall such sites be used for a refinery nor for processing or handling substances produced from wells in a surface area larger than 10 acres, nor smaller than two acres, nor shall tank storage capacity on each drill site exceed 2,000 barrels exclusive of measuring and surge tanks having a total capacity of not to exceed 1,000 barrels.

Section 6.2

Controlled Drilling Sites designated on the zoning map with the symbol "OX" combined with any other zoning symbol of may, in addition to the uses permitted by such other zoning symbol, be used for the purpose of drilling wells for, and the production of oil, gas, water and other hydrocarbon substances, including the installation and use of equipment, structures, tools and other facilities incidental, necessary and accessory to the drilling, production and limited processing of substances produced by such wells. As used herein, the term processing shall include the use of facilities for gauging, recycling, repressuring, reinjection, dehydration, separation, shipping and transportation of oil, gas, water and other hydrocarbon substances and combinations there of. No facilities or equipment other than those essential to and accessory to the actual drilling of an oil or gas well shall be permitted until a Development Plan has been filed and approved by the Planning Commission.

Section 6.3

The owner or owners of all such "OX" zoned sites which are located with in one-quarter mile of the city limits of an incorporated city or of a developed residential subdivision, or of a developed shopping center, shall maintain such sites at all times so they do not constitute a nuisance, or become unsightly, or a hazard to such city, subdivision or shopping center, or to the public health, safety or welfare. The uses expressly permitted hereunder shall not be construed to constitute such nuisance, unsightliness or hazard where carried on in compliance with this ordinance.

Section 6.4

The uses permitted in such "OX" sites shall be subject to the following conditions and limitations:

- a) No oil or gas well shall be drilled within 100 feet of the right-of-way line of any public road.
- b) In the event five or more occupied "dwelling units" or a public school building, or a place of public assemblage may be located within 600 feet of a drilling well.
 - 1) The derrick and all drilling machinery used in connection with the drilling of such well shall be enclosed with fire resistant and soundproofing material, which shall be maintained in a serviceable condition and in such a manner as to reduce noise to a minimum during the period of such drilling operations; and
 - 2) Except in case of emergency, no materials, equipment, tools or pipe used for drilling operations, or drilling mud, cuttings or oilfield wastes resulting from such operations, shall be delivered to or removed by truck from such well sites between the hours of 6 p.m. and 8 a.m. of any day.
- c) Reasonable firefighting equipment as required and approved by the County Fire Warden shall be maintained on the premises at all times during drilling and production operations.
- d) Sanitary facilities shall be installed and maintained as required and approved by the County Health Officer.
- e) No sump holes shall be permitted on any drilling sites and drilling mud, cuttings and other oilfield wastes shall be discharged into a steel tank or other closed or receptor. Upon completion of drilling, such tank or container and all waste material therein shall be removed from the site and the surface of the premises and restored to a clean and usable condition.
- f) Within 90 days after the drilling of each well has been completed and the well has been placed in production or abandoned the derrick and all drilling equipment shall be entirely removed from the premises unless such derrick and appurtenant equipment is to be used within a reasonable time for the drilling of another well on the same premises.
- g) All roads and parking areas shall be suitably paved and maintained so as to reduce dust to a minimum.
- h) Such flood control, erosion and drainage facilities as may be required to by the Flood Control Engineer for the handling of storm waters and the protection of the areas shall be installed.

Section 6.5

If commercial production is not established within nine months of the commencement of drilling of the first well on any such Controlled Drill Site, the wells shall be abandoned and the site restored to a clean and usable condition.

Within 30 days after establishment of commercial production from such Controlled Drilling Site the operator shall commence, and within 90 days thereafter, shall complete the following in accordance with the approved Development Plan, unless the Board of Supervisors for good cause, shall extend such time limits.

- a) Enclose the site or the moving parts of operating machinery with an adequate noncombustible type fence, wall, screen or housing sufficient to prevent unauthorized access thereto and having a height of six feet.
- b) Plant and thereafter maintain trees or shrubbery on any such producing area so as to develop attractive landscaping and to screen the site and production equipment, structures, tanks and facilities thereon from public view, unless such equipment, structures, tanks and facilities are screened from public view by reason of an isolated location, existing trees or shrubbery, intervening surface contours, or a wall constructed as herein provided.
- c) Any machinery used in the production and/or processing of substances within the Drilling Site shall be so designed and housed that noises, odor and vibration shall be reduced to a minimum and the operation thereof will be compatible with the ambient neighborhood noise level.

Section 6.6

Prior to commencement of any drilling on any lot or parcel of land designated as an "OX" sites, the operator shall:

- a) Notify the Board of Supervisors and Planning Commission in writing of the date of commencement, general plan of operations and description of property on which the proposed a drilling will be conducted; and
- b) In addition to such written notice, furnish a written agreement duly executed by such operator that he, or it, will faithfully comply with and abide by each applicable provision and regulation hereinabove set forth, and with the requirements of the Division of Oil and Gas of the State of California. The operator further shall agree to furnish and maintained in full force and effect during the period of all drilling and producing operations on the described drilling and producing site the faithful performance bond or bonds described herein.
- c) A faithful performance bond of \$2,000,000 shall be filed with the Board of Supervisors for each well for the first five wells, and when more and than five wells are drilled \$10,000,000 shall be the total required of each oil operator on said Drilling and Producing Areas. Such surety bonds shall be conditioned upon the faithful performance of terms and conditions and all requirements of this ordinance in shall not be released

until such time as the well or wells covered thereby have been abandoned and all conditions and requirements of this ordinance have been performed or until such time as the transferee or successor in interest of the bond principal has furnished the County of Santa Barbara with a new bond no bond referred to herein shall be deemed to have been furnished to the said County until the same shall be approved by the County Counsel and the Board of Supervisors.

Section 6.7 Conditions, Restrictions and Modifications Imposed or Permitted by the Planning Commission.

- a) At the time the Development Plan is approved hereunder, or subsequent thereto upon application, the Planning Commission may waive or modify the requirements herein specified, where necessary or appropriate.
- b) As a condition to the approval of a Development Plan hereunder, the Planning Commission may impose such other appropriate and reasonable conditions as it may deem necessary for the protection of adjacent property or in the interests of the public welfare to carry out the purposes of this Ordinance.

Section 7. K-Conversion Area Combining Regulation.

Section 7.1 Purpose.

These regulations are designed and intended to provide a means for the orderly conversion of an area from an existing development predominately in one type of land use on small lots to another type of land use without substantial detriment to the peace, health, safety, and general welfare of persons residing or working in the neighborhood who have not so converted.

Section 7.2 Applicability.

In any areas subject to K-Conversion Area Combining Regulations, the provisions of the base zone shall apply subject to further regulations contained in this section. Where conflict between the regulations of the base zone and of these combining regulations exists, the combining regulations shall apply.

Section 7.3 Remodeling.

Except as hereinafter provided no change in the use of a parcel of land from single-family to duplex or multifamily, from residential to commercial or industrial, or from commercial to industrial shall be permitted in any areas subject to K-Conversion Area Combining Regulations unless all buildings and structures designed and intended for the more restrictive use are first removed from the property.

The Planning Commission may grant a Conditional Use Permit as provided in Article XI of this Ordinance to permit a change in the use of a parcel of land for the remodeling of existing buildings when it finds that all of the following apply:

- a) The design, arrangement and appearance of the remodeled building will be comparable to a new structure on the property and compatible with other new structures in the neighborhood.
- b) The entire parcel is diverted to the new use.
- c) Abutting properties and other properties in the neighborhood will not to be detrimentally affected by reason of encroachment on light and air space, accessory uses, noise, smoke, odor, dust, radiation, glare, traffic, parking, architecture and similar factors. Where it is deemed necessary, setbacks, side yards and rear yards comparable to those on abutting property may be required for protection of such abutting property.

Section 7.4 Improvements.

No change in the use of a parcel of land from single-family to duplex or multiple family from residential to commercial or industrial, or from commercial to industrial shall be permitted unless curbs, gutters, sidewalks and street trees are installed to county standards prior to the occupancy or an agreement with the county secured by a bond has been deposited with the county clerk for such improvements.

Section 7.5 Duplex and Multiple Family Districts.

Where the zone is a DR District combined with the K-Conversion Area Combining Regulations the provisions of the DR District shall apply, except that where a single lots containing less than 10,000 square feet of land area on which not more than one building containing dwelling units is to be located is involved, the plans normally required for a building permit plus a plot plan may be substituted for the required development plan.

Section 7.6 Commercial and Industrial Districts.

Where the zone is a commercial or industrial district combined with the K-Conversion Area Combining Regulations, the provisions of the base zone shall apply except as follows:

- a) A plot plan showing the location and dimensions of all buildings and structures, parking stalls, driveways, and landscaped areas shall be filed with the Planning Department and no permit shall be issued until such plan has been approved by the Planning Department.
- b) Not less than two percent of the total lot area shall be landscaped.
- c) Paved parking shall be provided on the property at a ratio of not less than one off-street parking space for each 1,300 square feet of lot area. Parking spaces shall have dimensions not less than eight and one-half feet wide and 20 feet long except that adjustments to lesser dimensions may be granted by the Planning Department for diagonal parking.
- d) Where a parcel contains a dwelling having a side yard less than five feet the Planning Department may require that a building located on the adjacent parcel be constructed not closer than five feet to such dwelling nor closer than three feet to the common boundary line of the two parcels.

Section 7.7

All decisions, interpretations and rulings of the Planning Department hereunder shall be final, unless within 10 days from the date thereof, an appeal in writing is filed with the Planning Commission. Decisions of the Planning Commission shall be subject to appeal to the Board of Supervisors as provided in Section 2, Article XIV.

Section 8. HT-Hillside Terrain Combining Regulations.

Section 8.1 Purpose.

These regulations are designed and intended to provide a means for encouraging orderly development of hillside areas in the county by relating the number and distribution of dwelling units to the topography, to the end of that the terrain will suffer minimum disfigurement by scarring and extensive cut and fill, and that there will be minimum danger to life and property from the hazards of fire, flood, soil erosion, slippage and destruction of natural beauty.

Section 8.2 Applicability.

In any areas subject to the HT-Hillside Terrain Combining Regulations, the provisions of the base zone shall apply or in lieu thereof, the provisions of this section shall apply. At the option of the developer, development may follow the base zone, in which case base zone requirements shall prevail, or development may comply with the Development Plan provided for in Subsection 8.4 hereof, hereinafter called the "HT Development Plan," in which case the provisions of this Section 8 and of the HT Development Plan shall prevail. Once development is substantially commenced pursuant to an HT Development Plan the entire parcel covered by the approved HT Development Plan thereafter can only be developed in conformity with the HT Development Plan or any approved alterations thereto.

Section 8.3 Permits.

No permit shall be issued for the grading of land, for the construction, erection or moving in of any building or structure, nor for the use of land subject to these combining regulations unless an HT Development Plan therefore has been improved by the Planning Commission, provided, however, that no HT Development Plan shall be required for the developments conforming to the base zone regulations.

Section 8.4 HT-Development Plan.

- a) Seven copies of an HT Development Plan shall be submitted to the county Planning Department. The HT Development Plan shall include the following, except that the Planning Director may waive any of the requirements in Subparagraphs (1) through (4) relative to the items required to be included in or with the HT Development Plan. An HT Development Plan need not cover an entire parcel zoned HT unless the Planning Commission so requires.
 - 1) A plot plan of the proposed development showing thereon the applicable information required on and conforming to the standards of a set tentative subdivision map as provided in Ordinance No. 1722 or any later amendments or

successors thereto. Where the property is being subdivided there shall be shown by dotted lines on each lot a rectangle or other geometric figure representing the envelope within which all buildings are to be located together with distances from all said dotted lines to the nearest boundary line of the lot. Where the property is not being subdivided, each building and structures shall be shown on the plot plan.

- 2) Schematic drawings and renderings to scale showing the architectural design of buildings and structures proposed to be constructed. Where many buildings are to be similar, typical drawings shall be permitted.
- 3) Statistical information including acreage or square footage of the original parcel and proposed divisions thereof; height, ground floor area and total floor area of each proposed building; number of dwelling units, building coverage expressed as a percent of the total area of the parcel on which the building is located; and the area of land devoted to landscaping or usable open-space and its percentage of the total land area.
- 4) The boundaries of units if the development is to be developed by units and the sequence of construction of the units.
- 5) A statement as to the source of water and the method of sewage disposal, unless waived by the County Sanitarian.
- 6) A soils report or geological report, or both from recognized authorities unless waived by the Director of Public Works.

Section 8.5 Processing.

Upon receipt of the HT Development Plan, together with the required supplemental data, the Planning Department shall transmit one copy to the appropriate county agencies. Within 15 days, such agency shall file with the Planning Department recommendations for improvements in revisions to be required as a condition of approval of the HT Development Plan. The Planning Department shall correlate departmental recommendations, and submit them to the developer and the Planning Commission. The Planning Commission shall thereafter consider said plan and the recommendations of the above agencies and of the Planning Department and shall approve, conditionally approved or disapprove, the HT Development Plan. If the HT Development Plan consists entirely of a subdivision, the procedures of the Subdivision Ordinance shall be followed in lieu of that set forth in this paragraph.

A conditional approval may specify the limits within which the dimensions of the final plans a may vary from those shown on the HT Development Plan. The Planning Commission's actions shall be final, except in subdivision matters, subject to appeal to the Board of Supervisors, as provided in Article XIV. Upon approval or conditional approval of the HT Development Plan and the recordation of a final map, if any, permits may be issued for grading, uses and buildings and structures which are in substantial conformity with the approved HT Development Plan and the conditions imposed.

No grading shall be commenced nor shall any building or structure be erected, moved, altered, enlarged or rebuilt on any property subject to the provisions of the HT Combining Regulations except in substantial conformity with the approved HT Development Plan and said conditions, except as otherwise provided herein. "Substantial Conformity" shall be determined by the Planning Director, or in case of disagreement, by the Planning Commission.

Revised HT Development Plans may be submitted and processed in the same manner as the original HT Development Plan. When approved, such revised HT Development Plan shall automatically supersede any previously approved plan.

Section 8.6 Uses Permitted.

Uses shall be limited to those expressly permitted in the base zone unless an HT Development Plan showing other uses is approved. The following additional uses may be permitted when approved as part of an HT Development Plan processed pursuant to these Combining regulations. single-family; duplex in multiple family dwellings, including developments commonly known as "rowhouses," "townhouses," "condominiums," "cluster" and community apartment projects. Also uses, buildings and structures incidental, accessory and subordinate to the permitted uses shall be permitted.

Section 8.7 Number of Dwelling Units per Acre.

The recommendation of the Planning Commission as to number of dwelling units permitted on any area of land covered by the HT Development Plan shall be determined by the procedures set forth in Sections 2.0 and 2.1 of Article VII of this Ordinance relating to Average Slope of Land in the Slope Density Curve. In determining the number of dwelling units permitted, the Planning Commission shall take into consideration special aspects of the property, including, but not limited to, capacity of access roads, traffic circulation, zoning and development patterns on adjacent property, soil stability, natural cover, fire and flood hazard and availability of utilities. Where the base zone symbol is E or R, the total number of dwelling units on any area of land developed under HT, Combining Regulations shall in no case exceeded the maximum theoretical dwelling unit yield permitted pursuant to the base zone regulations for the area covered by an approved HT Development Plan.

Section 8.8 Limitations on Approval of Development Plan.

The Planning Commission may require modification of the proposed Development Plan to comply with the following, or it may impose any of the following as conditions of approval of an HT Development Plan:

- a) Limit the height and location of buildings and number of dwelling units per acre in order to prevent heights, locations, and dwelling unit densities which may have a detrimental effect on developments in the neighborhood or conflict with the General Plan of the County.
- b) Require a split-level house design on specified lots such that the two or more levels generally follow the gradient of the abutting street.

- c) Prohibit split-level house design such that the multiple levels are on a slope at an angle to the street which is greater than 45 degrees.
- d) Require special screening or architectural treatment of the lower portions of buildings or structures which are cantilevered, built on piles or piers, or have enclosed lower floors.
- e) Require approval of building and landscaping plans by the Architectural Board of Review.
- f) Require that each increment of a development which includes multiple dwellings or open spaces encompass sufficient land, including open space, so that the number of dwelling units in the approved increment does not exceed the permitted dwelling unit density of the entire area.
- g) Except where two or more adjacent dwelling units are permitted to utilize a common wall, require that the width of any lot be up to one and one-half times the width of the building to be erected on such lot. Where lots are to be sold without buildings located on them, the width of any building to be located on the lots in the future may be limited to not greater than two-thirds of the width of each such lot.
- h) Establish reasonable minimum regulations for lot areas and dimensions, building height limits, setbacks, yards, parking, building coverage and screening appropriate to the development, provided, however, that for portions of the property adjacent to the boundaries, the minimum regulations of the base zone on abutting property may be applied.
- i) Impose such other appropriate and reasonable conditions as may be deemed necessary because of the distribution of dwelling units in the terrain and as may be deemed necessary for the protection of property in the neighborhood or in the interests of the public health, safety and welfare.
- j) Require that the entire parcel be covered by the approved HT Development Plan.

Section 8.9 DR Zone Excluded

No property zoned in the DR District classification shall have the HT Combining symbol added thereto. The provisions of the HT zone are deemed incompatible with the provisions of the DR zone

Section 9. FH-Flood Hazard Combining Regulations.

Section 9.1 Purpose.

The FH-Flood Hazard combining regulations are intended to prohibit, within the area of a designated floodway subject to flood hazard, construction, excavation, and grading which will contribute to flood hazard dangers by 1) impeding, restricting, retarding, or adversely altering the flow of storm or flood waters; 2) catching or collecting debris carried by storm or flood waters; 3) being located where natural flow of storm or flood waters may carry any proposed a structure or any part thereof into a water course; 4) damaging, weakening, eroding, or reducing the

effectiveness of the banks of a water course to withhold storm or flood waters; or 5) barring reasonable access for emergency removal of debris from a water course.

Section 9.2 Definitions.

DESIGNATED FLOODWAY: Land reasonably required to provide for the construction of a flood control project for passage of a flood against which protection is provided or eventually will be provided by said project including land necessary for construction of project levies.

In this definition, flood control project shall mean either a flood control project of the Santa Barbara County Flood Control and Water Conservation District or a flood control project for which said District has agreed to acquire rights-of-way.

DESIGNATED FLOODWAY SUBJECT TO FLOOD HAZARD: That portion of the designated floodway which has been subject to a flood hazard by reason of indentation, overflow, or erosion, the particular lands within a designated floodway which are subject to flood hazard shall be shown on zoning maps as the land subject to the FH-Flood Hazard Combining Regulations.

FLOOD CONTROL ENGINEER: The Flood Control Engineer of the Santa Barbara County Flood Control and Water Conservation District or his duly authorized representative.

Section 9.3 Applicability.

In any area subject to F.H-Flood Hazard Combining Regulations, the provisions of the base zone shall apply to further regulations contained in this section. Where conflict between the regulations of the base zone and of these combining regulations exists, the combining regulations shall apply.

Section 9.4 Prohibitions.

It shall be unlawful to do or cause to be done any construction or placing of any structure, or excavation or grading on land subject to the FH-Flood Hazard Combining Regulations without having first secured a designated Floodway Permit from the Flood Control Engineer.

No Land Use Permit, Building Permit, or Grading Permit shall be issued by the County of Santa Barbara for the above mentioned acts on land subject to the FH-Flood Hazard Combining Regulations unless a designated Floodway Permit has been issued for setbacks.

Section 9.5 Application for Flood Plain Permit.

A. Any person or entity, except those filing subdivision maps, desiring a designated floodway permit to do to any of the acts for which such a permit is required pursuant to this Section, shall make application for such permit to the Flood Control Engineer. Said applications shall be on forms secured from said Engineer and shall specify:

- 1) Intended act.

- 2) Applicant's name, address and telephone number.
 - 3) Date of application.
 - 4) Location of proposed work.
 - 5) Name of owner of the property.
 - 6) Name of the contractor who will do the work, if known.
 - 7) A drawing or plan clearly describing any proposed structure, and the materials and types of construction to be employed, which shall show at least a cross-section, plan, and profile of said proposed a structure.
 - 8) A drawing or plan clearly describing any area of removal or addition of any sand, gravel, or material of any kind.
 - 9) A description and plot plan of existing structures upon the property of the owner near the proposed structure or area of work.
 - 10) The time required for completion shown in calendar days.
- B. Any person filing a subdivision map who desires a designated floodway permit to do any of the acts for which such a permit is required pursuant to this Section shall, in lieu of the application procedures set forth in Paragraph A, above, submit engineered improvement plans to the flood control engineer.
- C. If the Flood Control Engineer requires additional information to complete his investigation of the application or engineering improvement plans, he may return said application or plans to the applicant for additional information, structural analysis, or soil test.

Section 9.6 Grant or Denial of Permit.

Upon receipt of such application for permit or engineered improvement plans together with any additional information required by the Flood Control Engineer, said Engineer shall, within 15 days, make such investigations as he deems necessary to determine whether or not the proposed acts will 1) impede, restrict, retard, or adversely alter the flow of storm or flood waters; 2) catch or collecting debris carried by storm or flood waters; 3) be located where natural flow of the storm or flood waters may carry any proposed structure or any part thereof into a water course; 4) damage, weaken, erode, or reduce the effectiveness of the banks of a water course to withhold storm or flood waters; or, 5) bar reasonable access for emergency removal of debris from a water course.

Based upon the investigation, if the Flood Control Engineer determines that the proposed act will cause any of the above-mentioned flood hazard dangers, he shall deny the permit; or if the Flood Control Engineer determines that the proposed act, with or without conditions, will not

cause any of the above mentioned flood hazard dangers, he shall grant or grand conditionally the permit. If a permit is granted, it shall state any conditions to which it is subject.

Section 9.7 Appeal.

- A. If an applicant is denied a permit or does not wish to accept the conditions of the permit, he may, within 15 days after the date of the decision of the flood control engineer, appeal to the Board of Supervisors by filing a written appeal with the Clerk of said Board. The Clerk of said Board shall set a time, date and place for a public hearing on such appeal within the three weeks from the date of receipt of such appeal, and shall mail, with postage prepaid, or personally deliver notice to the applicant and the Flood Control Engineer of the time, date, and place of such public hearing at least two weeks prior to the date so set.
- B. At the public hearing of such appeal, it will be incumbent upon the applicant to show to the satisfaction of the Board of Supervisors that denial of the permit or conditions attached thereto will cause undue hardship on the applicant, will prevent him from a reasonable use of the property, and that his proposed act will not cause one of the flood hazard dangers listed in Subsection 9.6.
- C. If the Board of Supervisors determines that a denied permit should be issued or that a permit should be issued upon new or modified conditions, it shall issue to the Flood Control Engineer instructions setting forth such decision and directing the issuance of the permit in accordance with said instructions.

Section 9.8 Performance of Permitted Work.

- A. The permit, when issued, shall constitute authority for the applicant to proceed according to the conditions, if any, of the permit, except as to work for which other permits are required by the County of Santa Barbara. As to the work for which other county permits are required, such permits must be obtained, and the permit granted pursuant to the terms of this Section shall not be effective until such other permits have been obtained. It shall be the responsibility of applicant to determine the need for such other permits.
- B. All work for which a permit under this Section is required shall be subject to administrative regulations as may be necessary to insure complete inspection.
- C. No work shall be done on any construction or work for which a permit has been issued beyond the stage indicated as requiring inspection endorsed on such permits, without first obtaining the written approval of the Flood Control Engineer, and such written approval shall be given only after an inspection shall have been made of each successive stage in the construction or work as endorsed on said permit.
- D. All such permitted work shall be done in accordance with the terms of the permit, as determined by the Inspector representing the Flood Control Engineer, and any work done contrary to the terms of the permit shall be a violation of this Section.

Section 10. ASL-Agricultural Service Limited Combining Regulations.

Section 10.1 Prerequisites to Use of any ASL.

The ASL-Agricultural Service Limited Combining Regulations may be applied to property to permit limited commercial or industrial uses supportive of agriculture when all four of the following prerequisites exist:

- A. The property is zoned A-1-X, under this ordinance.
- B. The property is designated as AGRICULTURAL INDUSTRY on the County General Plan.
- C. The property has direct access to a road classified no lower in carrying capacity than "Major Road" as designated on the Circulation Element of the County General Plan.
- D. The property is not under contract with the County of Santa Barbara for an Agricultural Preserve.

Section 10.2 Uses Permitted.

Property may be used for the following purposes in addition to the uses permitted by the base is zoned district and notwithstanding any prohibitions on use in the base zone and district:

- A. Wholesale and retail sales of unprocessed agricultural and horticultural products, whether grown on or off the premises, but not including animals.
- B. Facilities for packing of unprocessed agricultural and horticultural products, whether grown on or off the premises but not including animals.

Section 10.3 Location of Use.

In addition to the regulations contained in the base zone district, the uses permitted under ASL shall be located entirely within 300 feet of the right-of-way line of a public road classified no lower in carrying capacity than "Major Road" as designated on the circulation element of the County General Plan.

Section 10.4 Building Coverage.

Not more than 65 percent of the parcel or portion thereof which is subject to this combining regulation shall be occupied by buildings and structures.

Section 10.5 Building Height Limit and Distance Required between Buildings on the Same Building Site.

Subject to the regulations of the 1-E-1 District.

Section 10.6 Front, Side, and Rear Yard Regulations.

Subject to the regulations of the 1-E-1 District.

Section 10.7 Parking spaces required.

The number and design of parking spaces required shall be governed by Section 1.b.2) (g) of Article VII of this ordinance for business or commercial structures.

Section 10.8 Landscaping.

A landscaping plant must be approved by the County Park Department which will include landscaping of not less than five percent of the parcel or portion thereof which is subject to this combining regulation.

ARTICLE VII. GENERAL REGULATIONS (REPEALED FEBRUARY 6, 1984, ORD. 3430)

ARTICLE VIII. NONCONFORMING STRUCTURES AND USES (REPEALED FEBRUARY 6, 1984, ORD. 3430)

ARTICLE IX. EXCEPTIONS (REPEALED FEBRUARY 6, 1984, ORD. 3430)

ARTICLE X. VARIANCES (REPEALED FEBRUARY 6, 1984, ORD. 3430)

ARTICLE XI. CONDITIONAL USE PERMITS (REPEALED FEBRUARY 6, 1984, ORD. 3430)

ARTICLE XII. PERMITS, PLATS AND FEES (REPEALED FEBRUARY 6, 1984, ORD. 3430)

ARTICLE XIII. AMENDMENTS (REPEALED FEBRUARY 6, 1984, ORD. 3430)

ARTICLE XIV. LEGAL PROCEDURE AND PENALTIES (REPEALED FEBRUARY 6, 1984, ORD. 3430)

ARTICLE XV. VALIDITY (REPEALED FEBRUARY 6, 1984, ORD. 3430)