



## SUMMARY OF ZONES IN SANTA BARBARA COUNTY

Santa Barbara County is divided into zones that implement the Santa Barbara County Comprehensive Plan by specifying the different type of land uses that are allowed in each zone. The following provides a summary of the different zone classifications and the names and purpose of the individual zones contained within each group. Please refer to the County Zoning Map to see where the different zones are located. Also, please refer to the zoning ordinances (County Land Use and Development Code, Montecito Land Use and Development Code, and Article II Coastal Zoning Ordinance) for development standards that are applicable to the different zones and control how property subject to those zones is developed.

### Agricultural Zones

**AG-I (Agricultural I).** The AG-I zone is applied to areas that are appropriate for agricultural uses within Urban, Inner Rural, Rural (Coastal Zone only) and Existing Developed Rural Neighborhood areas that are shown on the Santa Barbara County Comprehensive Plan land use maps. The intent the AG-I zone is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.

**AG-II (Agricultural II).** The AG-II zone is applied to areas that are appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area as shown on the Santa Barbara County Comprehensive Plan land use maps. The intent of the AG-II zone is to preserve these lands for long-term agricultural use. The AG-II zone also includes a minimum gross lot area designation (shown in the table below) that limits the subdivision potential of land and in some cases affects the range of allowable land uses.

The Agricultural Zones also include a minimum lot area designation (shown in the following table) that limits the subdivision potential of land and in some cases affects the range of allowable land uses.

Zoning Map Symbol	Minimum Lot Area
AG-I-5	5 acres
AG-I-10	10 acres
AG-I-20	20 acres
AG-I-40	40 acres
AG-II-40	40 acres
AG-II-100	100 acres
AG-II-320	320 acres

### Resource Protection Zones

**MT-GOL (Mountainous - Goleta) and MT-TORO (Mountainous - Toro Canyon).** The MT-GOL and MT-TORO zones are applied to protect mountainous lands in the Goleta and Toro Canyon planning areas that are unsuited for intensive development, and that consist of (1) slopes in excess of 40 percent; or (2) valleys surrounded by slopes exceeding 40 percent; or (3) isolated table land surrounded by slopes exceeding 40 percent; or (4) areas with outstanding

resource values, such as environmentally sensitive habitats and/or watersheds. The intent of the MT-GOL and MT-TORO zones is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints and to encourage the preservation of these areas for uses including grazing, scientific and educational study, limited residential and agricultural uses.

**RMZ (Resource Management).** The RMZ zone is applied to protect lands that are unsuited for intensive development due to the same constraints listed in the MT-GOL and MT-TORO zones listed above. The intent of the RMZ zone is also the same as the MT-GOL and MT-TORO zones.

The Resource Protection zones also include a minimum lot area designation (shown in the following table) that limits the subdivision potential of land and in some cases affects the range of allowable land uses.

Zoning Map Symbol	Minimum Lot Area
MT-GOL-40	40 acres
MT-GOL -100	100 acres
MT-GOL -320	320 acres
MT-TORO-40	40 acres
MT-TORO -100	100 acres
MT-TORO -320	320 acres
RMZ-40	40 acres
RMZ-100	100 acres
RMZ-320	320 acres

## Residential Zones

**RR (Rural Residential) Coastal Zone.** The RR zone is applied within the Coastal Zone within Rural Areas as designated on the Comprehensive Plan maps that are generally of marginal agricultural value where low density residential and agricultural uses are appropriate. The intent of the RR zone is to preserve the rural character of an area and provide for low density residential development.

**RR (Residential Ranchette) Inland area.** The RR zone is applied within the Inland area within Urban, Inner-Rural and Existing Developed Rural Neighborhood area as designated on the Comprehensive Plan maps where low density residential and agricultural uses are appropriate. The intent of the RR zone to preserve the character of an area and to minimize the services required by providing for low density residential development.

**R-1/E-1 (Single Family Residential).** The R-1 and E-1 zones are applied to areas appropriately located for one-family living at a reasonable range of population densities, consistent with sound standards of public health, safety, and welfare. The intent of the R-1 and E-1 zones is to protect the residential characteristics of an area and to promote a suitable environment for family life.

**EX-1 (One-Family Exclusive Residential).** The EX-1 zone is applied to areas that are appropriate for high standards of residential estate development on lots larger than one acre. The intent of the EX-1 zone is to ensure that development protects the residential character of the area and is consistent with sound standards that promote public health, safety, and welfare.

**R-2 (Two-Family Residential).** The R-2 zone is applied to areas that are appropriate for residential development in the form of two-family dwellings (duplexes) and to maintain a residential character similar to that of one-family neighborhoods. The intent of the R-2 zone is to ensure the compatibility of duplex development with surrounding multiple and one-family dwellings and neighborhoods.

**DR (Design Residential).** The DR zone is applied to areas that are appropriate for one-family, two-family, and multi-family dwellings. The intent of the DR zone is to ensure comprehensively planned and well designed residential development, while allowing flexibility and encouraging innovation and diverse design, and requiring that substantial open space is maintained within new residential developments.

**PRD (Planned Residential Development).** The PRD zone is applied to areas to ensure the comprehensively planned development of large acreages within Urban Areas as designated on the Comprehensive Plan maps that are intended primarily for residential use. The intent of the PRD zone is to (1) promote flexibility and innovative design of residential development that will encourage the provision of desirable aesthetics and efficient use of space while preserving significant natural, scenic, and cultural resources of a site; (2) encourage clustering of structures to preserve a maximum amount of open space; (3) allow for a diversity of housing types; and (4) provide recreational opportunities for use by both the residents of the site and the public.

**SLP (Small Lot Planned Development).** The SLP zone is applied to areas that are appropriate for increased opportunities for affordable housing, and establishes standards for the development of individual small lots for single family homes. The intent of the SLP zone is to (1) provide housing opportunities which meet the needs of the community, including housing for low, moderate, and middle income households, families with children, senior citizens, and other identified households in need; and (2) ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping for small lot planned development.

**SR-M (Medium Density Student Residential) and SR-H (High Density Student Residential).** The SR-M and SR-H zones are applied within the Coastal Zone to areas that are appropriate for residential development within the context of a student-oriented community. The intent of the SR-M and SR-H zones is to (1) provide for residential development at moderate and high densities; (2) mitigate potential adverse impacts on traffic, parking, open space, aesthetics, health, and safety; and (3) allow for a more efficient utilization of open space.

**MHP (Mobile Home Planned Development).** The MHP zone is applied to areas that are appropriate for mobile homes on non-permanent foundations, in planned developments including mobile home rental parks and mobile home statutory (air space) condominiums. The intent of the MHP zone is to (1) meet community needs by providing affordable housing opportunities; and (2) ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping design for mobile home developments.

**MHS (Mobile Home Subdivision).** The MHS zone is applied to areas that are appropriate for increasing opportunities for affordable housing, and established standards for the development of mobile home subdivisions. The intent of the MHS zone is to (1) meet community needs by providing housing opportunities for low, moderate, and middle income households, families with children, senior citizens, and other identified households in need; and (2) ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping for mobile home developments.

**MR-O (Multi-Family Residential - Orcutt).** The MR-O zone is applied to property located within the Orcutt Community Plan area that is appropriate for new high quality multi-family residential opportunities at densities considered by state law to be affordable by design to very low and low-income households. The intent of the MR-O zone is to ensure that projects will provide safe, aesthetically pleasing and desirable new residential neighborhoods that are compatible with existing developments by incorporating a number of basic, self-mitigating design components that promote quality design and efficient land use, the provision of open space, energy conservation, and recreational opportunities for residents and families.

Certain Residential Zones also include a minimum lot area designation or allowed number of dwelling units per acre designation (shown in the following tables) that limits the subdivision potential of land, the number of dwelling units on a lot, and in some cases affects the range of allowable land uses.

Zoning Map Symbol	Minimum Lot Area
RR-5	5 acres
RR-10	10 acres
RR-15	15 acres
RR-20	20 acres
RR-40	40 acres
RR-100	100 acres
7-R-1	7,000 sf
8-R-1	8,000 sf
10-R-1	10,000 sf
12-R-1	12,000 sft
15-R-1	15,000 sf
20-R-1	20,000 sf
1-E-1	1 acre
2-E-1	2 acres
3-E-1	3 acres
5-E-1	5 acres
10-E-1	10 acres
1.5-EX-1	1.5 acres
2.5-EX-1	2.5 acres
3.5-EX-1	3.5 acres
7-R-2	7,000 sq. ft.
8-R-2	8,000 sq. ft.
10-R-2	10,000 sq. ft.
12-R-2	12,000 sq. ft.
15-R-2	15,000 sq. ft.
20-R-2	20,000 sq. ft.
30-R-2	30,000 sq. ft.
SLP	4,000 sq. ft.

Zoning Map Symbol	Dwelling Units per Acre
DR-0.1	0.1
DR-0.2	0.2
DR-0.33	0.33
DR-0.5	0.5
DR-1	1
DR-1.5	1.5
DR-1.8	1.8
DR-2	2
DR-2.5	2.5
DR-3	3
DR-3.3	3.3
DR-3.5	3.5
DR-4	4
DR-4.6	4.6
DR-5	5
DR-6	6
DR-7	7
DR-8	8
DR-9	9
DR-10	10
DR-12	12
DR-12.3	12.3
DR-14	14
DR-16	16
DR-20	20
DR-25	25
DR-30	30
SR-M-8	8
SR-M-18	18
SR-H-20	20

## Commercial Zones

**C-1 (Limited Commercial).** The C-1 zone is applied to land that is appropriate for both retail and service commercial activities that serve the local community and, in the Coastal Zone, the traveling public as well. This intent of this zone is to allow for diverse uses that are also compatible with neighboring residential uses to protect residential uses from negative impacts, including noise, odor, lighting, traffic, or degradation of visual aesthetic values.

**C-2 (Retail Commercial).** The C-2 zone is applied to land that is appropriate for retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.

**C-3 (General Commercial).** The C-3 zone is applied to land that is appropriate for wholesale and heavy commercial uses and services that are not suited to the commercial zones that accommodate lighter commercial uses. The intent is to provide for commercial uses in these areas while protecting adjacent uses from negative impacts including noise, odor, lighting, or traffic.

**CH (Highway Commercial).** The CH zone is applied to areas adjacent and accessible to highways or freeways appropriate for uses that serve the highway traveler.

**CM-LA (Community Mixed Use - Los Alamos).** The CM-LA zone is only applied to land that is within the Los Alamos Community Plan along the Bell Street Corridor. The purpose is to create a sense of place and provide certainty in the permitting process as to what is allowed within the Bell Street Commercial Core area. The result will be a vibrant mix of uses along Bell Street with retail on the ground floor fronting Bell Street and housing above and in buildings fronting secondary streets of the corridor.

**CN (Neighborhood Commercial).** The CN zone is applied to areas within residential neighborhoods that are appropriate for local retail or service businesses that meet daily needs for food, drugs, gasoline, and other incidentals of residents in the immediate area. The intent is to provide local serving commercial establishments while preserving the residential character of the area.

**CS (Service Commercial).** The CS zone is applied to areas that are appropriate for service commercial activities, including wholesale service and business facilities with ancillary offices and interior storage areas, which are more limited in scope than the range of uses permitted in the general commercial zones. The intent is to provide for commercial uses in these areas and ensure compatibility with and the protection of neighboring land uses from negative impacts including noise, odor, lighting, or traffic.

**C-V (Resort/Visitor Serving Commercial).** The C-V zone is applied to areas of unique scenic and recreational value that are appropriate for tourist recreational development, while providing for maximum conservation of site resources through comprehensive site planning. The intent is to provide for maximum public access, enjoyment, and use of an area's scenic, natural, and recreational resources while ensuring preservation of such resources. This zone is not intended for highway related uses that normally service travelers. Where this zone is applied to areas adjacent to the shoreline, uses permitted shall in part require an oceanfront location in order to operate.

**PI (Professional and Institutional).** The PI zone is applied to areas that are appropriate for professional uses, and for educational, institutional, governmental, and other public facilities. It is the intent of this zone to ensure that these uses are well-designed and landscaped, and harmonious with surrounding land uses.

**SC (Shopping Center).** The SC zone is applied to areas that are appropriate for clustered shopping center uses. The intent is to establish provisions for the comprehensive development of property suitable for commercial use, and to prevent piecemeal commercial development in areas that may be more appropriate for a clustered shopping center use.

## **Industrial Zones**

**M-RP (Industrial Research Park).** The M-RP zone is applied to areas to provide exclusively for light industry, technical research, and business headquarters offices (as the primary land use types) that are located in well-designed buildings and attractively landscaped areas. The intent is to establish development standards and landscaping requirements to ensure a park-like environment for the uses permitted and compatibility with adjacent non-industrial areas.

**M-1 (Light Industry).** The M-1 zone is applied to areas to provide exclusively for light industrial uses. The intent is to encourage sound industrial development through appropriate areas for these uses, and to protect nearby residential, commercial, and industrial uses from hazards, noise, and other disturbances.

**M-2 (General Industry).** The M-2 zone applied to areas to provide for all types of industrial uses while providing the level of project review necessary to ensure that adverse impacts will be minimized and that these uses will be compatible with surrounding properties.

**M-CR (Coastal-Related Industry).** The M-CR zone is applied within the Inland area to areas that are appropriate for coastal-related industrial uses. The intent is to provide standards and conditions that will ensure that environmental damage will be avoided or minimized to the maximum extent feasible.

**M-CD (Coastal-Dependent Industry).** The M-CD zone is applied within the Coastal Zone to areas that are appropriate for certain energy and industrial uses that require a location either on or adjacent to the sea in order to function. The intent is to provide standards and conditions that will ensure that environmental damage will be avoided or minimized to the maximum extent feasible while accommodating those industrial uses determined to qualify as coastal-dependent industry.

### **Special Purpose Zones**

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

**NTS (Naples Townsite).** The NTS zone is established due to unique circumstances particular to the Naples Townsite and is applied to the Naples Townsite in recognition of the Official Map of Naples adopted by the County on October 2, 1995, and the direction of Coastal Land Use Plan Policy 2-13 for land use within the Naples Townsite. This zone is intended to achieve a balance that provides for (1) low density residential units, (2) public access and recreation opportunities, (3) preservation of the scenic and rural character of the Naples area, and (4) conservation of open space and biological resources, that are compatible with the surrounding agricultural uses of the Gaviota Coast.

**OT (Old Town).** The OT zones are applied within the Old Town Orcutt area (located to the south of Santa Maria) to establish standards for development and guidelines for architectural continuity in areas with unique historic neighborhood characteristics. The intent is to protect and preserve neighborhood character and the architectural styles that have developed historically in these areas.

**OT-R (Old Town - Residential).** The OT-R zone allows for one- and multi-family residential uses in areas of unique historic character, and establishes guidelines for architectural continuity, to preserve neighborhood character.

**OT-R/LC (Old Town - Residential/Light Commercial).** The OT-R/LC zone allows for residential and commercial uses, individually or combined, in areas that contain predominantly one-family dwellings, or that are in close proximity to one-family residential zones, to provide neighborhood-oriented goods and services, and to create a buffer area of low intensity commercial land uses combined with residential uses between areas of strictly residential and general commercial use. The intent is to maintain the existing mixture of residential and commercial uses, and to preserve the character and architectural styles of the neighborhood areas.

**OT-R/GC (Old Town - Residential/General Commercial).** The OT-R/GC zone allows for residential and commercial uses, individually or combined, especially in older urban areas where an "Old Town" atmosphere is to be maintained, and to provide for local business and commercial needs and services for the community, while maintaining a residential quality in the area. The intent is to maintain a mixture of residential and commercial uses, and to preserve the character and architectural style of the neighborhood areas.

The OT Zones also include a minimum lot area designation or allowed number of dwelling units per acre designation (shown in the following tables) that limits the subdivision potential of land, the number of dwelling units on a lot, and in some cases affects the range of allowable land uses.

Zoning Map Symbol	Dwelling Units per Acre
-0.1	0.1
-0.2	0.2
-0.33	0.33
-0.5	0.5
-1	1
-1.5	1.5
-1.8	1.8
-2	2
-2.5	2.5
-3	3
-3.3	3.3
-3.5	3.5
-4	4
-4.6	4.6
-5	5
-6	6
-7	7
-8	8
-9	9
-10	10
-12	12
-12.3	12.3
-14	14
-16	16
-20	20
-25	25
-30	30

**PU (Public Works Utilities and Private Services Facility).** The PU zone is applied to areas that are appropriate for the siting of large scale public works, utilities and private service facilities. The intent is to provide adequate design requirements to ensure that these facilities are compatible with surrounding land uses.

**REC (Recreation).** The REC zone is applied to provide public or private open space areas that are appropriate for various forms of outdoor recreation. The intent is to encourage outdoor recreational uses that will protect and enhance areas with the potential to accommodate both active and passive recreation because of their beauty and natural features. Proposed recreational uses should compliment and be appropriate to the area because of the natural features.

**TC (Transportation Corridor).** The TC zone is applied to established and proposed transportation corridors in order to (1) regulate land uses within and adjacent to the corridors, (2) preserve and protect the corridors, and (3) provide uniform development standards.