

Land Use Descriptions within Goleta Valley

Existing Open Land Uses within the Goleta Community Plan.

Agriculture I (5 or more acres minimum parcel size)

- This designation applies to acreages of prime and non-prime farm lands and agricultural uses which are located within Urban, Inner Rural, and Rural Neighborhood areas.

Agriculture II (40 or more acres minimum parcel size)

- This designation applies to acreages of farm lands and agricultural uses located outside Urban, Inner Rural and Rural Neighborhood areas. General agriculture is permitted, including but not limited to livestock operations, grazing, and beef production as well as more intensive agricultural uses.

MA - Mountainous Areas

- The purpose of this designation is to delineate land having an average slope in excess of 40 percent and isolated table land surrounded by slopes exceeding 40 percent. Such lands may include the steeper foothills of the County, as well as mountain lands within the Los Padres National Forest boundary. This land shall be kept free of intensive development to reserve it for such uses as watershed, scenic enjoyment, wildlife habitat, grazing, orchards, and vineyards.

Existing Residential Land Uses within the Goleta Community Plan.

Residential Ranchette (5 - 20 acres minimum parcel size)

- The designation, Residential Ranchette, is intended for use within Urban, Existing Developed Rural Neighborhoods, Inner-Rural and coastal zone areas. These are areas adjacent to the more intensive urban uses. While the use of such parcels is residential, the intent of the designation is to preserve the character of an area and to minimize the services required by smaller lot development. The Residential Ranchette designation permits all forms of cultivated agriculture, grazing, and related activities which would be allowed under an Agriculture I designation (e.g., intensive commercial animal husbandry would not be permitted).⁶⁸

R-1/E-1 (Single Family Residential) zone.

- 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. This zone is intended to protect the residential characteristics of an area and to promote a suitable environment for family life.

D. EX-1 (One-Family Exclusive Residential) zone.

- The EX-1 zone is applied to areas appropriate for high standards of residential estate development on lots larger than one acre. The intent 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.

E. R-2 (Two-Family Residential) zone.

- The R-2 zone is applied to areas 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. This zone is intended to ensure the compatibility of duplex development with surrounding multiple and one-family dwellings and neighborhoods.

F. DR (Design Residential) zone.

- The DR zone is applied to areas appropriate for one-family, two-family, and multi-family dwellings. This zone is intended to ensure comprehensively planned and well designed residential development, while allowing flexibility and encouraging innovation and diverse design, and requiring that substantial open space be maintained within new residential developments.

Planned Development

- The Planned Development designation is intended for large areas within urban boundaries which are appropriate for residential development but need to be planned as a unit because of site constraints such as topographic, geologic or flood hazards or because of significant resource values including archaeological sites or environmentally sensitive habitats. The purpose of the PD designation is to avoid piecemeal development of such areas by requiring coordinated, long -range planning. The PD designation also allows for the flexibility needed in the siting, design, and mix of housing types to provide for safe and attractive development that meets the needs of the community, while protecting resources and providing other public benefits (e.g., avoidance of development in hazardous areas, adequate provision of public services, preservation of open space).⁸⁰

Existing Commercial Land Uses within the Goleta Community Plan.

General Commercial (C)

- This designation has been used to denote areas suitable for many types of commercial activities. Central business district areas, district centers, service commercial, neighborhood centers, and design commercial are all contained under this designation. Permitted uses in the General Commercial designation range from convenience activities, which serve such day-to-day needs as food, drugs, gasoline, and other incidentals, to wholesale facilities which support agricultural, construction, and transportation activities.

Neighborhood Commercial (N)

- Neighborhood Commercial is located within the neighborhood and serves such day-to-day needs of residents in the immediate area as food, drugs, gasoline, and other incidentals. They usually require 5,000-10,000 people, or from 1,700-3,300 dwelling units in the neighborhood for support.

Highway Commercial (H)

- When shown in small centers along highways and freeways, this designation permits only those uses which serve the highway traveler such as hotels, motels, restaurants, garages, and service stations. Additionally, overnight recreation-vehicle facilities may be permitted subject to a conditional use permit.

Office and Professional (P)

- This category was developed to specifically relate to the PI, Professional Institutional Zone, of the County Zoning Ordinance. Permitted uses are offices, hospitals, schools, churches, etc., as specified in the Santa Barbara County Zoning Ordinance.

Existing Community Facilities Land Uses within the Goleta Community Plan.**Educational Facilities (Public or Private)**

- Include all existing schools from elementary through college level.

Institution/Government

- All major public and quasi-public land uses not included in the categories already defined, such as military installations, state office buildings, county hospitals.

Public Utility

- An area designated for the facilities and service of a public utility or public service entity. Screening, landscaping, and other design requirements may be prescribed by the Zoning Ordinance to ensure compatibility with surrounding land uses.

Cemetery

- This category shows existing and proposed cemeteries and lands currently designated for their expansion.