

Attachment I

Land Use and Development Code Amendments

Draft Land Use and Development Code Amendments

SECTION 1:

ARTICLE 35.1, Development Code Applicability, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Table 1-1 (Zones) of Section 35.14.020 (Zoning Map and Zones), of Chapter 35.12, Interpretation of Code Provisions, to read as follows:

Table 1-1 - Zones

Zone Symbol	Name of Zone	Applicable Code Chapter
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Commercial Zones

CN	Neighborhood Commercial	35.24
C-1	Limited Commercial	
C-2	Retail Commercial	
C-3	General Commercial	
CH	Highway Commercial	
CM	Community Mixed Use	
<u>CM-LA</u>	<u>Community Mixed Use - Los Alamos</u>	
CS	Service Commercial	
C-V	Resort/Visitor-Serving Commercial	
SC	Shopping Center	
PI	Professional and Institutional	

SECTION 2:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.20.030.A.3. (Similar and compatible use may be allowed) of Section 35.23.030 (Allowable Development and Planning Permit Requirements), of Chapter 35.20, Development and Land Use Approval Requirements, to read as follows:

- 3. Similar and compatible use may be allowed.** In the following zones the Commission may determine that a proposed use not listed in this Chapter is allowable in compliance with [Section 35.82.190 \(Use Determinations\)](#).

a. Applicable zones:

- (1) C-1 (Limited Commercial);
- (2) C-2 (Retail Commercial);
- (3) C-3 (General Commercial);
- (4) CH (Highway Commercial);
- (5) CM (Community Mixed Use)
- (6) CM-LA (Community Mixed Use - Los Alamos)
- ~~(6)~~ CN (Neighborhood Commercial);

- ~~(78)~~ CS (Service Commercial);
- ~~(89)~~ M-1 (Light Industry);
- ~~(910)~~ MRP (Industrial Research Park);
- ~~(1011)~~ OT-R/GC (Old Town Residential/General Commercial);
- ~~(1112)~~ OT-R/LC (Old Town Residential/Light Commercial);
- ~~(1213)~~ PI (Professional and Institutional);
- ~~(1314)~~ PU (Public Utilities);
- ~~(1415)~~ REC (Recreation);
- ~~(1516)~~ SC (Shopping Center); and
- ~~(1617)~~ TC (Transportation Corridor).

SECTION 3:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Chapter 35.24, Commercial Zones, to amend Section 35.24.020 (Purposes of Commercial Zones) to reorder the existing Subsections within Section 35.24.020 (Purposes of Commercial Zones) and to add a new Subsection 35.24.020.G (CM Community Mixed Use - Los Alamos zone), to read as follows:

35.24.020 - Purposes of Commercial Zones

The purposes of the individual commercial zones and the manner in which they are applied are as follows.

- A. CN (Neighborhood Commercial) zone.** The CN zone is applied to areas within residential neighborhoods appropriate for local retail or service businesses to 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.
- B. C-1 (Limited Commercial) zone.** The C-1 zone 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 zone allows diverse uses, yet restricts allowable uses to those 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. C-2 (Retail Commercial) zone.** The C-2 zone 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.
- D. C-3 (General Commercial) zone.** The C-3 zone is applied to areas 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.
- E. CH (Highway Commercial) zone.** The CH zone is applied to areas adjacent and accessible to highways or freeways appropriate for uses that serve the highway traveler.
- F. CM (Community Mixed Use) zone.** The CM zone is applied to areas only within the Isla Vista Master Plan area in the Coastal Zone to create a vibrant pedestrian and bicycle-oriented commercial district with

high quality public spaces and comprised of community serving retail on the ground floor street frontage with offices and housing above and behind.

G. **CM-LA (Community Mixed Use - Los Alamos) zone.** The CM-LA zone applies to areas only 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.

GH. **CS (Service Commercial) zone.** The CS zone is applied to areas within the Inland area only appropriate for service commercial activities, including wholesale service and business facilities with ancillary offices and inside 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.

HI. **C-V (Resort/Visitor Serving Commercial) zone.** The C-V zone is applied to areas of unique scenic and recreational value 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.

IJ. **SC (Shopping Center) zone.** The SC zone is applied to areas 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. This zone identifies the following two types of shopping centers:

- 1. Convenience Shopping Centers.** Shopping centers that are classified as Convenience Shopping Centers in compliance with Table 2-18 (Shopping Center Minimum Site Area) serve the everyday, frequent needs of the consumer.
- 2. Community Shopping Centers.** Shopping centers that are classified as Community Shopping Centers in compliance with Table 2-18 (Shopping Center Minimum Site Area) provide the opportunity to comparison shop and provide consumer goods and services.

JK. **PI (Professional and Institutional) zone.** The PI zone is applied to areas 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.

SECTION 4:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.24.030.C (Development Plan approval required), of Section 35.24.030 (Commercial Zones Allowable Land Uses), of Chapter 35.24, Commercial Zones, to reorder the existing Subsections within Subsection C and add a new Subsection 35.24.030.C.5 (CM-LA zone), to read as follows:

C. Development Plan approval required. Development Plan approval in compliance with [Section](#)

35.82.080 (Development Plans) is required prior to the approval of a Coastal Development Permit or Land Use Permit as follows.

1. **CN and C-1 zones.** Final Development Plan approval is required for structures that exceed 5,000 square feet in gross floor area.
2. **C-2 and C-3 zones.** Final Development Plan approval is required for buildings and structures that total 5,000 or more square feet in gross floor area or where onsite buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet or more.
3. **CH zone.** Final Development Plan approval is required for all proposed development, including grading; except that in the Coastal Zone, a Final Development Plan is not required for the following, provided that all other requirements of the CH zone are complied with:
 - a. Additions to uses or structures on property developed as of February 1, 1963; and
 - b. A legal lot of less than 20,000 square feet of net land area created on or before February 1, 1963.
4. **CM zone.** Final Development Plan approval is required for buildings and structures that total 7,000 or more square feet in gross floor area or where onsite buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet or more.
5. **CM-LA zone.** Final Development Plan approval is required for buildings and structures that total 15,000 or more square feet in gross floor area.
56. **C-S, C-V, SC, and PI zones.** Final Development Plan approval is required for all proposed development, including grading.

SECTION 5:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.24.030.D (Design Review required), of Section 35.24.030 (Commercial Zones Allowable Land Uses), of Chapter 35.24, Commercial Zones, to read as follows:

D. Design Review required.

1. Design Review is required prior to the approval of a planning permit for a structure, or an addition to or an alteration of an existing structure located within the CN, C-1, C-2, C-3, CH (CH - Inland area only), CM, or CM-LA zones, in compliance with [Section 35.82.070 \(Design Review\)](#).

SECTION 6:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.24.030 (Commercial Zones Allowable Land Uses), of Chapter 35.24, Commercial Zones, to add a new CM-LA zone to existing Table 2-15 (Allowed Land Uses and Permit Requirements for the Commercial Zones C-3, C-S, CH) including the listing of the allowed land uses and permit required for each land use as follows:

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

AGRICULTURAL, MINING, & ENERGY FACILITIES

Agricultural accessory structure	=					
Agricultural processing	=					
Agricultural use as permitted on adjacent lot zoned AG or residential	=					
Animal keeping (except equestrian facilities - see RECREATION below)	S					
Cultivated agriculture, orchard, vineyard	=					
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	=					
Mining - Surface less than 1,000 cubic yards	=					
Mining - Surface 1,000 cubic yards or more	=					
Oil and gas uses	=					

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery and baked goods production and distribution	=					
Furniture/fixtures manufacturing, cabinet shops	MCUP					
Handcraft industry, small scale manufacturing	MCUP					
Laundry, dry cleaning plant	=					
Media production	=					
Metal products fabrication, machine and welding shops	=					
Printing and publishing	=					
Recycling - Small collection center	=					
Recycling - Small collection center, non-profit	=					
Recycling - Specialized materials collection center	=					
Sign fabrication and painting shop	MCUP					
Sign painting shop	MCUP					
Storage - Contractor equipment storage yard	=					
Storage - Personal storage facility (mini storage)	=					
Storage - Warehouse, not used for wholesaling or distribution	=					
Wholesaling and distribution	=					
Wholesaling and distribution - Essential to agriculture, except	=					

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground	=					
Commercial entertainment - Indoor	MCUP					
Commercial entertainment - Outdoor	=					
Community center	P					
Conference center	=					
Country club	=					
Equestrian facility - Public or commercial	=					
Fairgrounds	=					
Fitness/health club or facility	P					
Golf course	=					

Golf driving range	<u>==</u>					
Library	<u>CUP</u>					
Meeting facility, public or private	<u>CUP</u>					
Meeting facility, religious	<u>CUP</u>					
Museum	<u>CUP</u>					
Park, playground	<u>==</u>					
Recreational vehicle (RV) park	<u>==</u>					
School	<u>CUP</u>					
School - Business, Professional, or Trade	<u>P</u>					
Sports and outdoor recreation facility	<u>==</u>					
Sports or entertainment assembly facility	<u>==</u>					
Studio - Art, dance, martial arts, music, etc.	<u>P</u>					
Theater - Indoor	<u>P</u>					
Theater - Outdoor	<u>==</u>					
Trail for hiking or riding	<u>==</u>					

RESIDENTIAL USES

Caretaker/Manager dwelling	<u>==</u>					
Dwelling, one-family	<u>P</u>					
Dwelling, two-family	<u>P</u>					
Dwelling, multiple	<u>P</u>					
Emergency shelter	<u>MCUP</u>					
Mixed use project residential component	<u>P</u>					
Monastery	<u>==</u>					
Residential accessory use or structure	<u>P</u>					
Residential use existing as of July 19, 1982	<u>==</u>					
Single room occupancy facility (SRO)	<u>==</u>					
Special care home, 14 or fewer clients	<u>MCUP</u>					
Special care home, 15 or more clients	<u>MCUP</u>					

RETAIL TRADE

Auto and vehicle sales and rental	<u>==</u>					
Bar, tavern	<u>P</u>					
Building and landscape materials - Indoor	<u>==</u>					
Building and landscape materials - Outdoor	<u>==</u>					
Convenience store, ≤ 3,000 sf net	<u>P</u>					
Convenience store, > 3,000 sf net	<u>P</u>					
Drive-through facility	<u>==</u>					
Farm supply and feed store	<u>==</u>					
Fuel dealer	<u>==</u>					
General retail	<u>P</u>					
Grocery/food store, 3,000 sf or less	<u>P</u>					
Grocery/food store, 5,000 sf or less	<u>P</u>					
Grocery/food store, 5,000 sf or more	<u>P</u>					
Mobile home, boat, and RV sales and repair	<u>==</u>					
Office supporting retail	<u>P</u>					
Plant nursery	<u>P</u>					
Restaurant, café, coffee shop - Indoor and outdoor	<u>P</u>					
Restaurant, café, coffee shop - Within an office building	<u>==</u>					
Service station	<u>==</u> ¹					
Shopping center - Community	<u>==</u>					
Shopping center - Convenience	<u>==</u>					
Swap meet	<u>CUP</u>					
Truck stop	<u>==</u>					

¹ A service station existing at the time of the adoption of the CM-LA zone shall be considered a permitted use rather than a legal nonconforming use.

Truck, trailer, construction, farm, heavy equipment sales/rental	<u>==</u>					
Visitor-serving commercial	<u>==</u>					

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services - Branch facility	<u>P</u>					
Bank, financial services - Complete facility	<u>P</u>					
Business support service	<u>P</u>					
Drive-through facility	<u>==</u>					
Medical services - Animal hospital, small animals	<u>CUP</u>					
Medical services - Clinic	<u>CUP</u>					
Medical services - Doctor office	<u>P</u>					
Medical services - Extended care	<u>CUP</u>					
Medical services - Hospital	<u>==</u>					
Office - Business/service	<u>P</u>					
Office - Professional/administrative	<u>P</u>					

SERVICES - GENERAL

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

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Airport, public	<u>==</u>					
Airstrip, private and temporary	<u>==</u>					
Airstrip, temporary	<u>==</u>					
Drainage channel, water course, storm drain less 20,000 sf	<u>P</u>					
Drainage channel, water course, storm drain 20,000 sf or more	<u>MCUP</u>					
Electrical substation - Minor (3)	<u>MCUP</u>					
Electrical transmission line (4)	<u>CUP</u>					
Flood control project less than 20,000 sf total area (6)	<u>P</u>					
Flood control project 20,000 sf or more total area (6)	<u>MCUP</u>					
Heliport	<u>==</u>					
Parking facility, public or private	<u>MCUP</u>					
Pier, dock	<u>==</u>					
Pipeline - Oil and gas	<u>P</u>					
Public utility facility	<u>CUP</u>					

Public works or private service facility	<u>MCUP</u>				
Road, street less than 20,000 sf total area (6)	<u>P</u>				
Road, street 20,000 sf or more total area (6)	<u>MCUP</u>				
Sea wall, revetment, groin, or other shoreline structure	<u>==</u>				
Telecommunications facility	<u>S</u>				
Transit station or terminal	<u>==</u>				
Utility service line with less than 5 connections (4)	<u>P</u>				
Utility service line with 5 or more connections (4)	<u>MCUP</u>				
Vehicle dispatch facility	<u>==</u>				
Vehicle storage	<u>==</u>				
Wind turbines and wind energy systems	<u>==</u>				

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	<u>==</u>				
Desalination facility less than 15 connections	<u>==</u>				
Desalination facility 15 to less than 200 connections	<u>==</u>				
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	<u>P</u>				
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	<u>P</u>				
Reservoir less than 20,000 sf of total development	<u>==</u>				
Reservoir, 20,000 sf to less than 50,000 sf total development	<u>==</u>				
Reservoir, 50,000 sf or more of total development	<u>==</u>				
Wastewater treatment system, individual, alternative	<u>==</u>				
Wastewater treatment system, individual, Special Problem Area (4)	<u>==</u>				
Wastewater treatment system, individual, not Special Problem Area	<u>==</u>				
Wastewater treatment facility, less than 200 connections	<u>==</u>				
Water diversion project	<u>==</u>				
Water extraction, commercial	<u>CUP</u>				
Water or sewer system pump or lift station (5)	<u>P</u>				
Water system with 1 connection	<u>==</u>				
Water system with 2 to 4 connections	<u>==</u>				
Water system with 5 or more connections	<u>==</u>				
Water well, agricultural	<u>==</u>				

Key to Zone symbols

CM-LA	<u>Community Mixed Use - Los Alamos</u>
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SECTION 7:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.24.030 (Commercial Zones Allowable Land Uses), of Chapter 35.24, Commercial Zones, to CM-LA zone standards to existing Table 2-17 (Commercial Zones Development Standards) to read as follows:

Table 2-17 - Commercial Zones Development Standards

Development Feature	Requirement by Zone
	<u>CM-LA (Community Mixed Use - Los Alamos)</u>
Minimum lot size	<i>Minimum area for lots proposed in new subdivisions.</i>
Area	<u>None, minimum lot width of 20 feet for development of residential units.</u>
Residential density	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>

Maximum density	See Section 35.24.070
Setbacks	<i>Minimum setbacks required. See Section 35.30.150 (Setback Requirements and Exceptions) for exceptions. Required building separation is between buildings on the same site.</i>
Front – Primary	See Section 35.24.070
Front – Secondary	See Section 35.24.070
Side	See Section 35.24.070
Rear	See Section 35.24.070
Building separation	None required, however any separation shall be a minimum of five feet
Site coverage	<i>Maximum percentage of net site area covered by structures.</i>
Maximum coverage	None
Height limit	<i>Maximum allowable height of structures. See Section 35.30.090 (Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>
Maximum height	35 Feet
Landscaping	See Chapter 35.34 (Landscaping Standards)
Parking	See Chapter 35.36 (Parking and Loading Standards)
Signs	See Chapter 35.38 (Sign Standards)

SECTION 8:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Section 35.24.070 (CM-LA Zone Additional Standards), to Chapter 35.24, Commercial Zones, to read as follows and renumber Section Section 35.24.070 (SC Zone Additional Standards) as Section 35.24.080:

35.24.070 - CM-LA Zone Additional Standards

Proposed development and new land uses within the CM-LA zone shall comply with the following standards, in addition to those in Section 35.24.040 (Commercial Zones Development Standards).

A. Minimum building site area for residential use. Development that includes dwelling units shall be located on a legal lot with a minimum net lot width of 20 feet.

B. Limitation on Bedrooms in CM-LA

- 1. Maximum residential development for each lot zoned CM-LA.** The number of dwelling units on a lot shall not exceed 2 bedrooms per 700 square feet of commercial development in the same lot. Residential can be the primary use.
- 2. Maximum commercial square footage for each lot zoned CM-LA.** There is no maximum square footage for commercial units. Commercial square footage is limited to the setbacks and build-to-lines. See Figure 1.
- 3. Location.** Residential dwelling units are permitted on upper floors of buildings facing Bell Street and on all floors of buildings not facing Bell Street. Buildings with Bell Street frontage shall be commercial on the first floor. Residential access is allowed on the first floor but in the rear of the building. Commercial is allowed on all floors of buildings within the CM-LA zone.

C. Setbacks for structures

Buildings shall be sited within the shaded area. In most cases, the primary street is Bell Street. Measurements taken from property lines:

PRIMARY BUILDING FACING BELL STREET

- a. Bell Street Setback: 0 ft.
- b. Secondary Street Setback: 0 ft.
- c. Side Setback: 0 ft.
- d. Rear Build-to-Line: 80 ft. maximum from edge of lot fronting the primary street

BUILDING NOT FACING BELL STREET

- 1. Street Setback/Rear Setback:
 - Street Setback: 5 ft.-15 ft. maximum
 - Rear Setback when not Adjacent to Street: 0 ft.-10 ft. maximum
- 2. Side Street Setback: 0 ft.-10 ft. maximum
- 3. Side Setback: 0 ft.-10 ft. maximum
- 4. Rear Build-to-Line: 60 ft. maximum from the edge of the lot facing a through street or a secondary street.

ARCHITECTURAL ENCROACHMENTS

Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and may be further limited by the Building Code of the County of Santa Barbara.

- Balconies: 6 ft. maximum into all setback areas identified in Figure X (only possible with encroachments).
- Bay windows, chimneys, cantilevered rooms, and eaves: 3 ft. maximum into all setback areas identified in Figure 1 (only possible with encroachments).

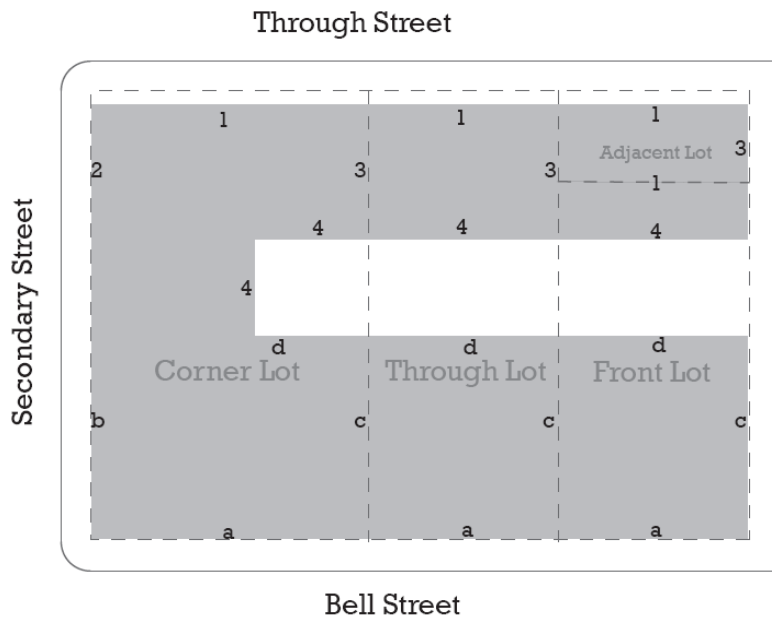


Figure 1 - Setbacks for Structures

D. Setbacks for parking

PARKING SETBACKS FROM RIGHT-OF-WAY

- a. Bell Street Setback: 50 ft. minimum
- b. Secondary Street Setback: 5 ft. minimum
- c. Side Setback:
 - Adjacent to existing parking: 0 ft.
 - Adjacent to non-parking: 5 ft. minimum
- d. Rear Setback - Through Lot: 35 ft. minimum from rear lot line opposite of the primary street
- e. Rear Setback - Non-Through Lot: 0-5 ft. from adjacent lot

PARKING REQUIREMENTS

Residential

- Minimum one (1) parking space per residential unit.
- Off-street parking spaces are not required for lots with two (2) or fewer units.

Non-Residential

- Number of parking spaces is required in compliance to Section 35.36.060.
- Off-street parking is allowed, but not required

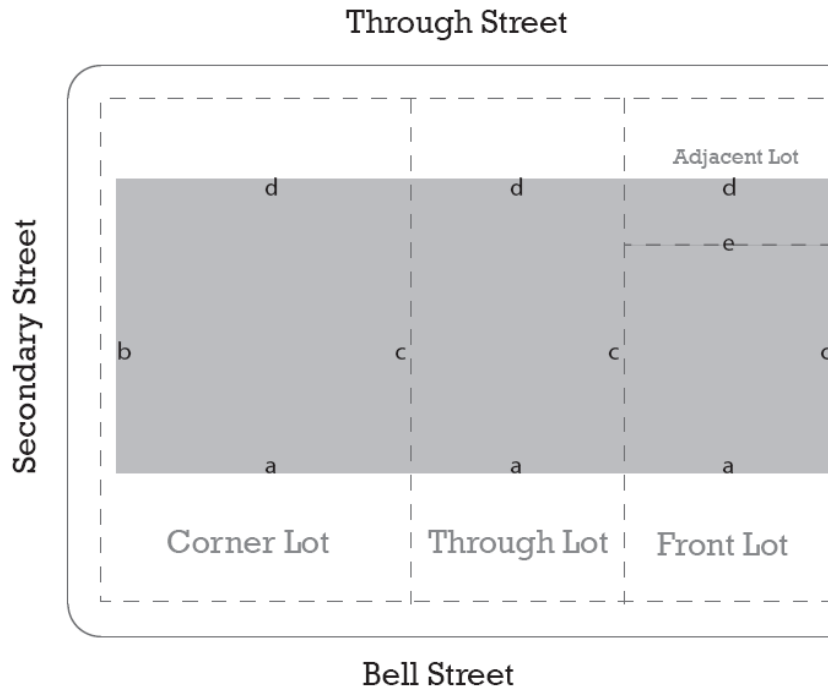


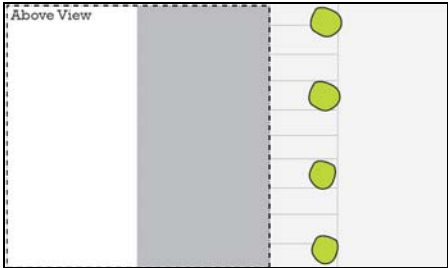
Figure 2 - Setbacks for Parking

E. Processing and site development standards. All development within the CM-LA zone shall be in compliance with the following processing and site development standards.

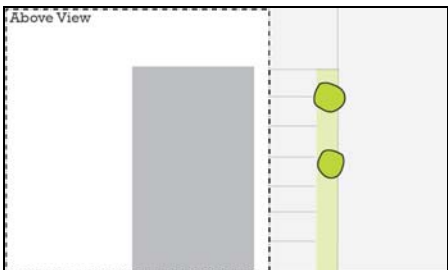
1. General. The following standards shall apply to all development within the CM-LA zone.

- a. Vacant Lots:** Development of vacant lots shall conform to the development standards as described in *Sec. 35.24.030* for the CM-LA zone. A vacant lot may develop at 100% commercial. Residential density shall conform to the maximum density of residential use standards described in *Sec. 35.24.070*.
- b. Underutilized Lots:** Development of underutilized lots shall conform to the development standards as described in *Sec. 35.24.030* for the CM-LA zone. Additions to existing commercial units shall be limited to the setbacks as described in Figure x: Setbacks for Structures.
- c. Design review required:** Prior to the approval of any permit for structures, the site plans and elevations of structures shall be approved or conditionally approved by the Board of Architectural Review in compliance with *Sec. 35.82.070 (Design Review)*.

F. Building Type. The following Building Types shall apply to the front buildings in the CM-LA zone. In the case of a through lot extending from Bell Street, the Bell Street frontage is the primary frontage:

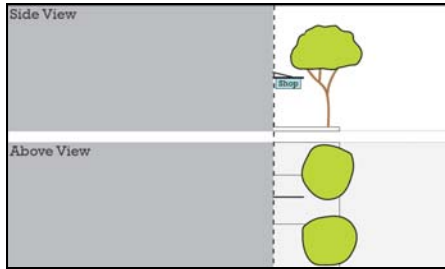


Rear Yard - A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is an urban building type as the continuous facade steadily defines the public thoroughfare. The location of the rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse, duplex, or triplex. For commercial, the rear yard can accommodate substantial parking. Parking shall be required in the rear of the lot.

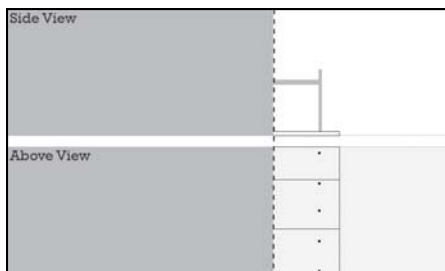


Side Yard - A building that occupies one side of the lot with the setback to the other side. A shallow front setback is permitted on secondary streets to accommodate residential development, while no setback shall be provided for the portion of the building fronting Bell Street. The side yard shall be designed as to allow access to the interior of the lots for pedestrians or parking.

G. Frontage Types - Buildings Facing Bell Street. The following frontage types shall be used for buildings fronting Bell Street in the CM-LA zone



Shopfront: Shopfronts are facades placed at or close to the right-of-way line with the entrance at the sidewalk grade. This type is conventional for retail frontage and is commonly equipped with awnings. Recessed entryways are required with a shopfront.

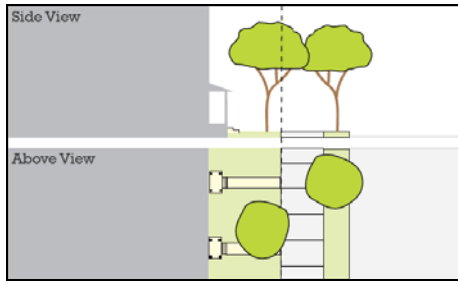


Gallery: Galleries are shopfronts with an attached colonnade that projects over the sidewalk and encroaches into the public right-of-way. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it. The colonnade shall be no less than 10 feet deep and overlap the whole width of the sidewalk to within 2 feet of the curb. The colonnade shall be no less than 12 feet clear in height.

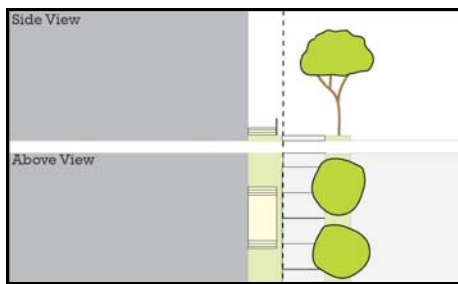


Forecourt: The main facade of the building is at or near the frontage line and a small percentage of it is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial zones. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort. This frontage type should be used sparingly and should not be repeated within a block. A short wall, hedge, or fence could be placed along the undefined edge. The depth of the forecourt shall be no more than 20 feet and be no wider than 50% of the building width.

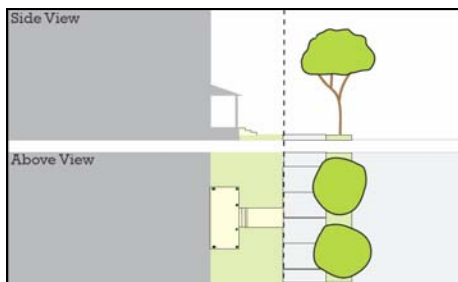
H. Frontage Types – Buildings Not Facing Bell Street. The following frontage types shall be used for buildings not fronting Bell Street in the CM-LA zone:



Common Yard: The main facade of the building has a large setback from the frontage line. The resulting front yard can be defined or undefined at the frontage line. This edge is typically defined by a fence or hedge within a traditional neighborhood or left undefined within more rural areas or subdivisions. Large common yards are typical for larger homes within historic neighborhoods. A front porch is optional.



Stoop: The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop should be elevated a minimum of 24 inches above the sidewalk to ensure privacy within the building. The stairs from the stoop may lead directly to the sidewalk or may be side loaded. The minimum width and depth of the stoop should be 5 feet. This type is appropriate for residential uses with small setbacks.



Porch: The main facade of the building has a small setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge. The porch can encroach into the setback to the point that the porch extends to the frontage line. A minimum depth of 6 feet clear is required within the development standards to ensure usability. On downslope lots the setback is typically minimized to improve the developability of the lot and on upslope lots it is maximized to reduce visual impact of the building on the streetscape.

I. Storage. Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view to the maximum extent feasible.

J. Utilities. Utilities shall be located on the sides or rear of buildings, so as not to be visible from the street edge if feasible. Mechanical equipment, including solar energy systems, should not be visible from the street if feasible.

K. Modification of development standards. Applicants request for modification of Development Standards (Sec. 35.24.070 A through J) shall be reviewed by the Board of Architectural Review.

1. Request for modification of two or fewer development standards: At the request of the applicant and based on making certain findings, the Board of Architectural Review may modify a maximum of two development standards.

2. Request for modification of three or more development standards: If the applicant requests the modification of three or more development standards, then the project shall be processed as a Development Plan in compliance with LUDC Sec. 35.82.080, and the Planning Commission shall be the review authority for said Development Plan.

a. The Board of Architectural Review shall review the intent of each Site Development Standard that is requested to be modified, and shall make a recommendation to the

Planning Commission as to whether the requested modifications should be approved, conditionally approved, or denied.

b. After receipt of the recommendation from the Board of Architectural Review, the Planning Commission may modify the development standards requested for modification as part of the Commission's action on the project.

SECTION 9:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Subsection 35.34.070.D (Community Mixed Use - Los Alamos zone) to Section 35.34.070 (Commercial Zones Landscaping Requirements), of Chapter 35.34, Landscaping Standards, to read as follows and renumber Subsection 35.34.070.D (Neighborhood Commercial (CN) zone), Subsection 35.34.070.E (Resort/Visitor Serving Commercial (C-V) zone), Subsection 35.34.070.F (Shopping Center (SC) zone), and Additional Standards) and Subsection 35.34.070.G (Professional and Institutional (PI) zone) as Subsection 35.34.070.E, Subsection 35.34.070.F, Subsection 35.34.070.G, and Subsection 35.34.070.H, respectively:

D. Community Mixed Use - Los Alamos (CM-LA) zone. Surface parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas). Landscaping is required in forecourts that are greater than 500 S.F.

SECTION 10:

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

35.36.050 - Required Number of Spaces: Residential Uses

Residential parking requirements shall be in compliance with the provisions in this Section, and in Section 35.36.080 (Standards for All Zones and Uses) and in Section 35.36.100 (Standards for Residential Zones and Uses).

B. Not applicable to CM-LA zone. Table 3-4 shall not apply to development on lots zoned CM-LA (Community Mixed Use - Los Alamos). Development located in the CM-LA (Community Mixed Use - Los Alamos) zone shall be in compliance with the parking standards of Subsection 35.36.110.H (Community Mixed Use - Los Alamos (CM-LA) zone), as applicable.

SECTION 11:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.36.060 (Required Number of Spaces: Nonresidential Uses) of Chapter 35.36, Parking and Loading Standards, to read as follows:

35.36.060 - Required Number of Spaces: Nonresidential Uses

Nonresidential parking requirements shall be in compliance with the provisions in this Section, and in Section 35.36.080 (Standards for All Zones and Uses) and in Section 35.36.110 (Standards for

Nonresidential Zones and Uses).

B. CM-LA zone. Table 3-5 shall apply to development on lots zoned CM-LA (Community Mixed Use-Los Alamos). Development located in the CM-LA (Community Mixed Use - Los Alamos) zone shall be in compliance with the parking standards of Subsection 35.36.110.H (Community Mixed Use - Los Alamos (CM-LA) zone). Off-street parking is allowed but not required. Parking space requirements shall be provided either on or off-site or both.

Table 3-5 - Nonresidential Parking Standards

Recreation, Education & Public Assembly Uses:	Parking Spaces Required
Bowling alley	8 spaces per lane
Library, museum, art gallery, or similar use	Coastal 1 space per 2 employees Inland 1 space per 2 employees and; 1 space per 300 square feet of gross floor area
Religious institutions, school auditoriums, college auditoriums, theaters, general auditoriums, stadiums, mortuaries, lodges, halls, and other places of general assembly	With fixed seats - 1 space per 4 fixed seats Without fixed seats - 1 space per 30 square feet of auditorium floor space
Places of amusement without fixed seats (e.g., dancehalls, skating rinks, etc.)	1 space per 300 square feet of assembly area
Public swimming pool	Coastal 1 space per 25 square feet of pool area Inland 1 space per 200 square feet of pool area and 1 space per 500 square feet of area related to the pool and facilities
Racquetball facility	1.5 spaces per court
School - Colleges: art, craft, music, or dancing schools; business, professional, or trade school	1 space per 5 students and; 1 space per 3 employees
School - Day school or Nursery school	1 space per 10 students and; 1 space per 2 employees
School - Elementary and Middle School	1.5 spaces per teaching station
School - High School	6 spaces per teaching station
Spas, health facilities, gyms, etc.	1 space per 300 square feet of gross floor area
Spectator seating	1 space per 5 seats or 1 space per 35 square feet of seating area
Tennis facility	1.5 spaces per court
Retail Trade	Parking Spaces Required
Furniture and appliance stores; heating, ventilating, and hardware stores; motor vehicle and machinery sales and service	1 space per 1,000 square feet of gross floor area
Restaurants, cafes, taverns, etc.	1 space per 300 square feet of space devoted to patrons 1 space per 2 employees
Retail business and general commercial	1 space per 500 square feet of gross floor area (1)(2)
Services and Offices– Business, Financial, Professional	Parking Spaces Required

Business and professional offices such as banks, lawyers' offices, etc.	1 space for each 300 square feet of gross floor area (3)
Hotels/motels	1 space per guest room and; 1 space per 5 employees
Medical Services - Extended care	1 space per 3 beds and; 1 space per 3 employees
Medical Services - Hospitals	1 space per 2 beds and; 1 space per 3 employees
Medical Services - Medical Clinics, medical and dental offices	1 space per 200 square feet of gross floor area

Notes

- (1) See Subsection 35.36.110.E [Retail Commercial (C-2) zone, Coastal Zone].
- (2) See Subsection 35.36.110.I [Shopping Center (SC) zone].
- (3) See Subsection 35.36.110.J [Professional and Institutional (PI) zone].

SECTION 12:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.36.100.A (Location) of Section 35.36.100 (Standards for Residential Zones and Uses), of Chapter 35.30, Standards for All Development and Uses, to read as follows:

A. Location. Required residential parking spaces shall be provided on the same site that the dwelling is located, except:

- 3. Onsite parking is not required for lots containing two or fewer units in the CM-LA zone. Available off-street parking shall be demonstrated on the street immediately facing the lot.

SECTION 13:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Subsection 35.36.110.H (Community Mixed Use - Los Alamos (CM-LA) zone, Coastal Zone), to Section 35.36.110 (Standards for Nonresidential Zones and Uses), of Chapter 35.30, Standards for All Development and Uses, to read as follows, and to renumber existing Subsection 35.36.110.H (Resort/Visitor Serving Commercial (C-V) zone, Inland area), Subsection 35.26.100.I (Shopping Center (SC) zone),: Subsection 35.36.110.J (Professional and Institutional (PI) zone), and Subsection 35.36.110.K (Public Works and Utilities and Private Service Facilities (PU) zone), as Subsection 35.36.100.I,: Subsection 35.36.100.J, Subsection 35.36.100.K, and Subsection 35.36.100.L, respectively.

35.36.110 Standards for Non-Residential Zones and Uses

H. Community Mixed Use - Los Alamos (CM-LA) zone.

- 1. Design. Adjacent parking areas should be designed to allow the shared use of and through traffic to parking areas.

- 3. Location.

Required parking for residential uses shall be located behind buildings and visually screened from views on the street. Parking shall be located within the areas identified in

Figure XX: Setbacks for Parking. Parking located in garages shall be accessed at the rear of the buildings as to not be visible from the public street.

4. Required number of spaces - residential. Parking spaces for residential uses in the CM-LA zone shall be a minimum of 1 space per residential unit. Off-street parking spaces are not required for lots with two (2) or fewer units.
5. Required number of spaces - nonresidential. Onsite parking for commercial use is allowed but not required.
6. Parking Space Size. Onsite parking space size shall be in compliance with LUDC Sec. 35.36.080
7. Handicap Parking. Parking areas shall provide handicap parking spaces as required under State Law.
8. Driveways. Driveways shall be a minimum width as required by the Fire Department and shall not be located on Bell Street, and if feasible, shall not be located within 40 feet of a corner. An exception for allowance of a driveway on Bell Street shall only be granted to existing legal lots where the sides and rear of the lot is not adjacent to a street.

SECTION 14:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Table 4-13 (Allowed Temporary Uses and Permit Requirements for Commercial Zones) of Section 35.42.250 (Temporary Uses and Trailers), of Chapter 35.42, Standards for Specific Land Uses, to add a new CM-LA zone including the listing of the allowed temporary land uses and permit required for each temporary land use as follows:

Table 4-13	
Allowed Temporary Uses and Permit Requirements for Commercial Zones	
E	Allowed use, no permit required (Exempt)
P	Permitted use, Land Use or Coastal Permit required (2)
MCUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
S	Permit determined by Specific Use Regulations
—	Use Not Allowed
LAND USE (1)	PERMIT REQUIRED BY ZONE
	<u>CM-LA</u>
	Specific Use Regulations

TEMPORARY EVENTS

Carnivals, circuses, and similar activities	=				
Car washes	S				35.42.250.F.2
Certified farmers market	MCUP				
Certified farmers market (incidental)	CUP				35.42.250.F.3
Charitable functions	S				35.42.250.F.4
Mobile vendors	MCUP				35.42.250.F.5
Parking lot sale	=				
Public assembly events in facilities; event consistent	E				35.42.250.F.7
Public property	E				35.42.250.F.8

Reception and similar gathering facilities (commercial)	MCUP					35.42.250.F.9
Rodeos and other equestrian events	=					
Seasonal sales lots	P					35.42.250.F.11
Spectator entertainment facilities	MCUP					35.42.250.F.12
Subdivision sales office	=					
Swap meet	CUP					

TEMPORARY DWELLINGS

During construction of new dwelling	P					35.4.250.F.15
Trailer (4 or less agricultural employees)	=					
Trailer(watchman during construction)	P					35.42.250.G.15
Trailer(dwelling after destruction of dwelling)	P					35.42.250.G.10
Trailer(dwelling during construction of new dwelling)	P					35.42.250.G.9
Trailer (railroad work camp)	=					
Trailer (watchman)	MCUP					35.42.250.G.14

TEMPORARY OFFICE/STORAGE

Trailer (accessory to permanent building)	MCUP					35.42.250.G.3
Trailer (air quality monitoring station)	MCUP					35.42.250.G.7
Trailer (construction office, shop, storage, etc.)	S					35.42.250.G.8
Trailer (storage as accessory to dwelling)	=					
Trailer (subdivision sales office)	=					

Key to Zone Symbols

CM-LA	Community Mixed Use - Los Alamos
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SECTION 15:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.42.250.F.5 (Permit requirements and development standards for specific temporary uses, Mobile vendors) of Section 35.42.250 (Temporary Uses and Trailers), of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

- 5. Mobile vendors.** Mobile vendors may be allowed in compliance with the following permit requirements and development standards.

Permit Requirement	Development Standards
Minor Conditional Use Permit	Located on a lot with a CN zone designation Limited to the sale of produce from a temporary stand.
Minor Conditional Use Permit	Located on a lot with a C-1, C-1, CM-LA CZ, C-2, or C-2 CZ zone designation Limited to the sale of fresh fruit, vegetables and flowers from a motor vehicle or stand not affixed to the ground.

SECTION 16:

ARTICLE 35.8, Planning Permit Processing, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.82.190.E (Findings required for approval of Use Determinations) of Section 35.82.190 (Use Determinations), of Chapter 35.82, Permit Review and Decisions, to read as follows:

E. Findings required for approval of Use Determinations. A Use Determination application shall be approved or conditionally approved only if the Commission first makes all of the following findings as applicable:

1. Limited Commercial (C-1), Retail Commercial (C-2), General Commercial (C-3), Service Commercial (C-S), Professional and Institutional (P-I), Industrial Research Park (MR-P) and Light Industry (M-1) zones.

- a. The proposed use is similar in character to those listed as permitted uses in the applicable zone.
- b. The proposed use is not more injurious to the health, safety or welfare of the neighborhood than those listed as permitted uses in the applicable zone because of noise, odor, dust, smoke, vibration, danger to life, property or other similar causes.

2. Highway Commercial (CH) zone. The proposed use is operated primarily for the purpose of serving the essential needs of travelers on highways.

3. Community Mixed Use - Los Alamos (CM-LA) zone. The proposed use is important to the daily (frequent) needs of residents in the surrounding area and important to the shopping needs of the community.

34. Neighborhood Commercial (CN) zone.

- a. The proposed use is similar in character to those listed as permitted uses in the applicable zone.
- b. The proposed use is not more injurious to the health, safety or welfare of the neighborhood than those listed as permitted uses in the applicable zone because of noise, odor, dust, smoke, vibration, traffic congestion, danger to life, property or other similar causes.

45. Old Town Residential/Light Commercial (OT-R/LC) and Old Town Residential/General Commercial (OT-R/GC) zones.

a. Similar permitted uses.

- (1) The proposed use is similar in character to those listed as permitted uses in the applicable zone.
- (2) The proposed use is not more injurious to the health, safety or welfare of the neighborhood than those listed as permitted uses in the applicable zone because of noise, odor, dust, smoke, vibration, traffic congestion, danger to life, property or other similar causes.

b. Similar uses allowed with a Conditional Use Permit.

- (1) The proposed use is found to be of the same nature as those permitted with a Conditional Use Permit and would be consistent with the character of the "Old Town" area.

56. Shopping Center (SC) zones.

a. Convenience Shopping Centers.

- (1) The proposed use is similar in character to those listed as permitted uses in the SC zone.
- (2) The proposed use is essential to the daily (frequent) needs of the residents of the surrounding area.

- (3) The proposed use is not more injurious to the health, safety or welfare of the neighborhood than those listed as permitted uses in the applicable zone because of noise, odor, dust, smoke, vibration, traffic congestion, depreciation of property values, danger to life, property or other similar causes.

b. Community Shopping Center.

- (1) The proposed use is similar in character to those listed as permitted uses in the SC zone.
- (2) The proposed use is essential to shopping needs of the area it serves.
- (3) The proposed use is not more injurious to the health, safety or welfare of the neighborhood than those listed as permitted uses in the applicable zone because of noise, odor, dust, smoke, vibration, traffic congestion, depreciation of property or other similar causes.

67. Public Utilities (PU) zone. The proposed use is similar in character to those listed as permitted uses in the PU zone.

78. Recreation (REC) zone.

a. Coastal Zone. The proposed use is similar in character to those listed as permitted uses in the coastal REC zone.

b. Inland area. The proposed use is similar in character to those listed as permitted uses in the inland area REC zone, not including fairgrounds, amusement parks or large indoor recreational complexes.

89. Transportation Corridor (TC) zone. The proposed use is determined to be required for the purpose of operating a railroad or highway.

SECTION 17:

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

SECTION 18:

Except as amended by this Ordinance, Article 35.1, Article 35.2, Article 35.3, Article 35.4 and Article 35.8 of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 19:

The County Zoning Map shall be amended by designating certain properties located within the unincorporated portion of Santa Barbara County as Community Mixed Use - Los Alamos (CM-LA).