

Draft Land Use & Development Code (LUDC) Additions and Amendments for the Summerland Community Plan Area

Section 35.28.210 – Community Plan Overlays (LUDC pg. 2-166 – 2-169)

Note: This section currently applies standards for the Summerland Community Plan area. As the Summerland Residential and Commercial Design Guidelines and Community Plan are updated, corresponding additions and amendments will be made to this section of the LUDC. The strikethroughs and underlines show proposed additions pertaining to items discussed by the SunPAC during meeting #17. Further amendments will be completed as the project moves forward.

F. Summerland Community Plan area.

1. **Height limits.** The maximum allowable height of structures, per the approved height methodology, shall be 22 feet within the Urban Area and 16 feet within Rural Areas. For the purposes of this Section, "Urban Area" and "Rural Area" are as identified on the Summerland Community Plan Land Use Map. Compliance with the height limitations as identified in the Board of Architectural Review Guidelines for Summerland is required for all development. Exemptions from maximum allowable height are not allowed.
2. **Floor Area Ratio (FAR).** Proposed development shall not exceed the maximum floor area ratio (FAR) allowed by this Subsection.
 - a. **One-family dwellings.** A new one-family dwelling and remodels of and additions to existing one-family dwellings in any zone except Design Residential (DR) shall not exceed the following maximum FAR limitations, and the limitations provided in Subsection f. (Reduction in maximum FAR) below.

Lot Area	Maximum Allowed FAR	Maximum Allowed Floor Area
2,500 sf or less	0.50	<u>950 s.f.</u> N.A.
2,501 sf to 3,600 sf	0.38	1,296 sf
3,601 sf to 4,700 sf	0.36	1,598 sf
4,701 sf to 5,800 sf	0.34	1,856 sf
5,801 sf to 6,900 sf	0.32	2,070 sf
6,901 sf to 8,100 sf	0.30	2,268 sf
8,101 sf to 9,400 sf	0.28	2,538 sf
9,401 sf to 10,800 sf	0.27	2,808 sf
10,801 sf to 12,000 sf	0.26	3,100 sf
More than 12,000 sf	See Note <u>and subsection b below</u>	

Note: The maximum allowable floor area column sets a cap on each category so that there is no overlap between the categories. Each lot may develop to the limits set by the FAR for its lot size, except that lots to the larger end of each category may not develop structures larger than the maximum allowable floor area set for each category. The maximum floor area for lots over 12,000 square feet shall be established as a base of 2,500 square feet plus five percent of the net lot area, with a maximum allowable floor area of 8,000 square feet.

b. One-family dwellings, lots greater than 40 acres. The maximum allowable floor area for lots over 40 acres shall be established as a base of 2,500 square feet plus five percent of the net lot area, with a maximum allowable floor area of 15,000 square feet, provided the project complies with Residential Design Guidelines for Summerland and is approved in compliance with Section 35.82.070 (Design Review).

b. Duplexes. The maximum allowed FAR is 0.27, except where reduced in compliance with Subsection f (Reductions in maximum FAR) below. The maximum floor area shall be 3,600 square feet of total living area for both units of the duplex.

c. Commercial and mixed use projects.

- (1) The maximum allowed FAR is 0.29 if the entire project is commercial, and 0.35 if it is a mixed use development, except where reduced in compliance with Subsection f (Reductions in maximum FAR) below.
- (2) If mixed use, all of the additional floor area allowed over the 0.29 FAR shall be devoted exclusively to residential use.
- (3) Commercial projects shall be subject to other county planning and environmental constraints which may have a bearing on the size of the building.

d. Garage and right-of-way FAR limitations and exceptions.

(1) Residential garages. A one, two, or three-car garage may be excluded from the maximum allowed FAR calculation based on a 250 square foot limit per parking space subject to the following limitations:

(a) For a residential lot of any size, a two-car garage of up to 500 square feet per dwelling unit may be excluded from the FAR calculations.

(b) For a one-family lot that is 12,000 square feet or less, a one-car garage up to 250 square feet may be excluded from the FAR calculations only if the applicant can demonstrate to the Department that a 2-car garage of up to 500 square feet is not feasible due to the physical characteristics of the lot.

[Note: this could be further amended to apply to lots larger than 12,000 s.f. that may also have physical limitations to building a larger garage]

(c) For a one-family lot that is 12,000 square feet or larger, a three-car garage of up to 750 square feet may be excluded from the FAR calculations.

(d) A garage exceeding these limits may be allowed; however, additional floor area above these limits shall be counted toward the maximum allowed net floor area of the dwelling.

(2) Commercial and mixed use garages. For a commercial or mixed use project, up to 500 square feet of garage floor area per 6,000 square feet of lot area may be excluded from the maximum allowed FAR (e.g., a

commercial or mixed use project on a 12,000 square foot lot may exclude 1,000 square feet of garage space from the FAR calculations). On a pre-existing lot of less than 6,000 square feet, up to 500 square feet of garage space may be excluded.

- (3) **Abandoned east/west rights-of-way.** For a lot with an abandoned east/west right-of-way, the abandoned area may only be credited 50 percent towards the total lot area used in the calculation of the FAR. [No FAR credit shall be granted for abandoned roads that are used for vehicular ingress/egress.](#)

Section 35.82.070 – Design Review

Note: The following existing findings are required for Board of Architectural (BAR) approval or conditional approval of all Design Review applications. The BAR must make the additional findings shown in Section 2 for Design Review applications within the Rural areas of the Coastal Zone.

F. Findings required for approval.

1. **Findings required for all Design Review applications.** A Design Review application shall be approved or conditionally approved only if the Board of Architectural Review first makes all of the following findings:
 - a. Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the subject property.
 - b. Electrical and mechanical equipment will be well integrated into the total design concept.
 - c. There will be harmony of color, composition, and material on all sides of a structure.
 - d. There will be a limited number of materials on the exterior face of the structure.
 - e. There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
 - f. Site layout, orientation, and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site.
 - g. Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings that are appropriate to the project, and that adequate provisions have been made for maintenance of all landscaping.
 - h. Signs, including associated lighting, are well designed and will be appropriate in size and location.
 - i. The proposed development is consistent with any additional design standards as expressly adopted by the Board for a specific local area, community, or zone in compliance with Subsection G. (Local design standards) below.
2. **Additional findings required for Design Review applications within the Coastal Zone.**
 - a. Within Rural areas as designated on the Comprehensive Plan maps, the design, height, and scale of structures will be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures are subordinate in appearance to natural

landforms; are designed to follow the natural contours of the landscape; and are sited so as not to intrude into the skyline as seen from public viewing places.

- b. Within Urban and Rural Neighborhood areas as designated on the Comprehensive Plan maps, new structures will be compatible with the character and scale of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

Note: If additional design-related findings are recommended by the SunPAC for new or altered structures that meet the max. allowable 15,000 s.f. on lots greater than 40 acres, they could be included in this section of the LUDC. Subsection b. below includes proposed language for the SunPAC's review.

4. Additional finding required for Design Review applications within the Summerland Community Plan Area

- a. Plans for new or altered structures will be in compliance with the Summerland [Board of Architectural Review Residential Design](#) Guidelines.
- b. Plans for new or altered structures that meet the maximum allowable square footage of 15,000 s.f. on lots greater than 40 acres shall be compatible with the following design-related findings:
 - (1) The size, scale and profile of the building is appropriate to the site and surroundings;
 - (2) The building is integrated into the site and does not significantly alter the natural topography;
 - (3) The colors and materials are subdued; and
 - (4) A landscape plan is incorporated as part of the design with an emphasis on maintaining the natural or agricultural character and resources as much as possible.