



SUMMERLAND COMMUNITY PLAN UPDATE DRAFT ZONING ORDINANCE AMENDMENTS SUMMARY MARCH 31, 2011

Prepared by the Long Range Planning Division, Planning and
Development Department

Ordinance Amendments

Amendments to Chapter 35 of the County Code of Ordinances implement various action items in the updated Transportation, Circulation, and Parking Chapter of the Summerland Community Plan and coordinate with updated provisions of Summerland's Commercial and Residential Design Guidelines. The Coastal and Inland Zoning ordinances (Article II and the LUDC), as well as the Sign Ordinance (LUDC) are proposed for revision as follows:

A. Zoning Ordinance Amendments Related to Transportation, Circulation, and Parking Chapter:

- Allow valet parking in the C-1 Zone District with a Conditional Use Permit and review and update provisions for conjunctive shared parking.
- Prohibit permanent (more than 48 hours) open storage of vehicles, junk, rubbish, auto canopies, and similar items within the front yard setback, except for folk art. Definitions for Folk Art
- Require 1 additional guest parking space for lots greater than 7,500 net square feet and 2 additional guest parking spaces for lots greater than 10,000 net square feet.
- Require SBAR approval for ROW encroachments associated with a permit.
- Prohibit overnight parking of oversize vehicles within the plan area and prohibit overnight parking of all vehicles in the areas outside the urban grid.

B. Zoning Ordinance Amendments Related to Revised Commercial and Residential Guidelines:

1. *Floor Area Ratio (FAR):* Amended to match the new criteria shown in the draft Commercial and Residential Design Guidelines.
 - Medium and large lot sizes FAR's adjusted to accommodate additional residential square footage on lots greater than 10 acres. Allows up to a 15,000 square foot maximum for larger lots, with additional findings.
 - Adjusts FAR's for commercial structures from .29 to .27 and adjusts mixed use .35 to .33 to account for changes in FAR measurement methodology.
 - Revises FAR methodology to include the interior of exterior walls.
 - Deletes plate height requirements and replaces with provisions for "interior space", and removes provisions for under-stories.
 - Revises residential and commercial exclusions for garages and parking areas.
 - Adds provisions limiting the cumulative square footage for detached accessory structures, including garages and other buildings, to 500 square feet for parcels less than 10,000 square feet and to 800 square feet for parcels greater than 10,000 square feet.
 - Specifies that abandoned ROW used for access is not counted for FAR credit.

- Includes residential second unit FAR deductions for units over 300 square feet.
- Adds a maximum total size of 3,600 square feet for duplex structures.
- Revises and/or adds definitions for residential and commercial basement, true basement, existing grade, and floor area net.

2. *Height:*

- Urban Residential height limit is proposed to be increased to 25 feet and the height measurement methodology is proposed to be revised consistent with existing standard methodology elsewhere outside the Summerland area with the following exceptions:
 - Structures measured from the lower of existing natural or finished grade.
 - Roof pitch exceptions:

| Table 3- Roof Pitch Comparison | | | |
|---|--|---------------------------|--|
| Location | Commercial C-1 | Residential: Urban | Residential: Rural |
| Roof Pitch Adjustment | North side of Lillie Avenue buildings may increase height by three feet if the roof pitch is 5/12 or greater | No adjustments allowed | Height may increase 3 feet where the roof pitch is 4/12 or greater |
| Roof Pitch Hillside/Ridgeline locations | Height may increase 3 feet where the roof pitch is 5/12 or greater | No adjustments allowed | Same as standard roof pitch exceptions outside of Summerland |

3. *Summerland Design Review:*

- Requires SBAR approval for exterior paint color changes in the C-1 Zone District and for new ROW encroachments, associated with a permit.
- Adds new SBAR findings for dwellings greater than 15,000 square feet on large lots.
- Appropriate SBAR Findings.

4. *Lighting:* New Summerland specific outdoor lighting provisions that:

- Require hooded fixtures and light shielding.
- Prohibit offsite lightshed or interference with public circulation.
- Regulates hours of illumination for all buildings and recreational uses, including prohibitions between 10 p.m. and sunrise, with certain exceptions.
- Prohibits search or laser source lights, except in limited circumstances such as emergencies.
- Requires a permit for light installation, except certain exemptions such as traffic control signals.
- Regulates motion sensor lighting and limits the cycle to a 12 minute activation.
- Defines lightshed, directional lighting, high intensity lights, light pollution, light trespass, luminous tube lighting, outdoor lighting fixture, light shielding.
- Provides for submittal requirements.

C. B. Sign Ordinance Amendments Related to Revised Commercial Guidelines:

- Limits use of banner signs to no more than 30 days in a 3 month period.
- Limits pole signs to 5 feet, prohibits flashing signs.
- Requires SBAR review for sign changes.
- Regulates hours of illumination, including a prohibition between 10 pm and sunrise.
- Limits externally lit signs to top mounted shielded fixtures.