

Santa Barbara County Land Use and Development Code Parking Standards Relevant to Summerland

35.36.080 - Standards for All Zones and Uses

Off-street parking areas in all zones and for all uses shall be developed in the compliance with the standards in this Section, and as provided in [Section 35.36.090](#) through [Section 35.36.120](#)

A. Bicycle parking requirements.

1. Development Plans. For development (other than one-family residential or located within SR-M or SR-H zones) that is subject to the requirements of a Development Plan, the Commission shall determine if there is a need to provide bicycle parking. If a need exists, the Commission shall then determine the required number of parking spaces, bike racks, and locking devices that shall be provided.

B. Construction and design.

1. Parking areas shall be graded and drainage shall be provided so as to dispose of surface water without erosion, flooding, and other inconveniences or hazards.
2. Uncovered parking areas and driveways shall be paved with a minimum of 2 inches of asphalt, concrete, or equivalent on a suitable base.
3. Parking spaces shall be marked and access lanes clearly defined. Bumpers and wheel stops shall be installed as necessary. Every stall designed to accommodate compact cars shall be clearly marked as a compact car stall.
4. Except for residential uses within the 20-R-1 through 7-R-1, and 20-R-2 through 7-R-2 zones, parking areas shall be designed so that no vehicle shall be required to encroach into a street or sidewalk when backing out of a parking space.
5. The design of parking areas shall not require the moving of a car to gain access to a required parking space unless the applicable zone regulations specifically allow tandem parking.
6. Parking areas serving uses operating at night shall be adequately lighted. Lighting shall be directed away from adjoining residences.
7. The design of parking spaces and the maneuvering space in connection with the spaces shall be in compliance with the requirements illustrated in Figure 3-10 (Parallel Parking Diagram), Figure 3- 11 (Angle Parking Diagram--One Way Traffic), Figure 3-12 (Angle Parking Diagram--Two Way Traffic), Table 3-7 (Parking Dimensions - One Way Traffic) and Table 3-8 (Parking Dimensions - Two way Traffic). See end of this Chapter for Diagrams and Tables.

C. Driveways.

1. Width, number, and location. Unless otherwise provided in the specific, applicable zone, the width and number of driveways in relation to intersections, obstructions, other driveways, and property lines shall be in compliance with the engineering design standards adopted by the Board.

2. Driveway to side or rear parking areas. A driveway used for access to a parking area at the side or rear of a structure shall not be less than 10 feet wide in clear distance between an obstruction to vehicular traffic.

3. Special requirements. Upon recommendation of the Director or the Public Works Department, or upon their own initiative when considering a project, the Commission may place special requirements on an individual building site that will have the effect of reducing or increasing the number or width of driveways or prescribing their location on the building site when the Commission determines that special requirements either reduce or do not create traffic hazards or street parking problems. These special requirements shall be final subject to appeal to the Board in compliance with [Chapter 35.102 \(Appeals\)](#).

D. Gross floor area measurement. For the purposes of this Chapter, gross floor area shall be the measure of the square footage for a project; however, stairways and open, unenclosed corridors shall be excluded.

E. Fractional space. Where the standards result in a fractional space, the next larger whole number shall be the number of spaces required.

F. Handicapped parking spaces. Parking areas shall provide handicap parking spaces as required under State law.

G. Joint use of parking facilities for mixed use development. In order to encourage efficient use of commercial parking space and good design practices, the total parking requirements for mixed uses and conjunctive uses shall be based on the number of spaces adequate to meet the various needs of the individual uses operating during the peak parking period.

H. Location. Off-street parking spaces shall not be located in the required front or side setback area unless specifically allowed in the applicable zone regulations. Provisions shall be made for direct access from the street to each parking space. The access shall be adequate for standard size automobiles unless the parking area is restricted to compact cars.

I. Maintenance of minimum parking requirements. The minimum number of parking spaces required in this Chapter shall be provided and continuously maintained.

J. Maintenance of parking areas and parking spaces. A parking area or parking space provided for the purpose of complying with the provisions of this Chapter shall not be eliminated, reduced, or converted unless equivalent facilities approved by the review authority are provided elsewhere in compliance with this Chapter. The permit for the use for which the parking was provided shall immediately become void upon the failure to comply with the requirements of this Section.

K. Modifications of parking requirements. Modifications to the parking requirement may be granted, in compliance with [Section 35.42.230 \(Residential Second Units\)](#), [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#), [Section 35.82.080 \(Development Plans\)](#), [Section 35.82.130 \(Modifications\)](#) or [Section 35.82.200 \(Variances\)](#).

L. Parking requirement not listed. Where the parking requirement for a use is not specifically provided in this Chapter, the parking requirement shall be determined by the Director based upon the requirement for the most comparable use specified in this Chapter.

M. Size. Parking space sizes shall comply with the following standards:

1. Residential parking spaces shall be 8.5 feet wide by 16.5 feet long.
2. Nonresidential parking spaces:
 - a. Compact car spaces shall be 8 feet wide by 14.5 feet long.

- b. Standard spaces shall be 9 feet wide by 16.5 feet long.
- c. Oversized spaces to accommodate bus/limousine parking shall be 10 feet wide by 30 feet long.
- d. Storage parking spaces for recreational vehicles (e.g., travel trailers, campers) shall be 10 feet wide by 20 feet long.

35.36.100 - Standards for Residential Zones and Uses

A. Location. Required residential parking spaces shall be provided on the same site that the dwelling is located, except as provided in Subsection J. [Medium and High Density Student Residential (SR-M) and (SR-H) zones] below. For dwelling units containing two or more bedrooms in multiple-family residential developments, spaces shall be located within 200 feet of the dwelling that the space serves.

B. R-1/E-1 and R-2 zones.

1. Agricultural product sales. A minimum of two parking spaces shall be provided. Parking spaces shall be located no closer than 20 feet to the right of way of any street.

2. Overnight parking of commercial vehicles. For one-family and two-family dwelling units, not more than one bus or nonpassenger motor vehicle or trailer used in commerce may be parked overnight on a lot. The bus, motor vehicle, or trailer shall not exceed two axles, four tons, or eight feet in height. This restriction shall not apply to the emergency overnight parking of disabled motor vehicles or trailers and the occasional overnight parking of moving vans, pickup, or delivery or construction vehicles or trailers when occasional overnight parking is reasonably serving the residential use of a particular lot.

D. Design Residential (DR) zone.

1. Construction and design. Parking areas shall be arranged to prevent through traffic to other parking areas.

2. Encroachment prohibited Inland. Within the Inland Area only, laundry facilities located in a garage for a dwelling unit shall not encroach upon parking.

3. Landscape/screening of parking areas. Uncovered parking areas shall be screened in compliance with Subsection [35.34.060.A](#) (Design Residential (DR) zone) above, and [Section 35.34.100 \(Landscaping Requirements for Parking Areas\)](#).

4. Location. Parking lots, carports, and garages designed and used for individual units within a development may be either adjacent to the units or centrally located to serve a group of units.

5. Setbacks. Uncovered parking areas shall not be located closer than 15 feet to the street right-of-way line and closer than five feet to any other property line.

6. Agricultural product sales. A minimum of two parking spaces shall be provided. Parking spaces shall be located no closer than 20 feet to the right of way of any street.

7. Common parking areas. Preservation and maintenance of common parking areas shall be in compliance with [Section 35.23.060 \(DR Zone Standards\)](#).

35.36.110 - Standards for Nonresidential Zones and Uses

A. Compact spaces. Thirty percent of the required parking for nonresidential uses may be provided as compact car spaces.

B. Location. For nonresidential structures or uses, the required parking spaces shall be provided within 500 feet of the principal structure, or site if there is no principal structure, as measured along streets excluding alleys, except as provided in Subsection D. (Limited Commercial (C-1) zone) and Subsection E. (Retail Commercial (C-2) zone, Coastal Zone) below.

C. Off-street loading facilities. Off-street loading facilities shall be in compliance with the following standards:

1. Number of loading spaces. For every newly constructed structure to be occupied by commercial or industrial uses requiring the receipt or distribution by vehicles of materials and merchandise (e.g., manufacturing, storage, warehouse, retail store, wholesale store, market, restaurant, hotel, hospital, mortuary, laundry, dry cleaning), off-street loading spaces shall be provided as follows:

a. Commercial Uses:

3,000 or more square feet gross floor area - 1 loading space

b. Industrial Uses:

10,000 to 24,999 square feet gross floor area - 1 loading space

25,000 to 49,000 square feet gross floor area - 2 loading spaces

For each additional 50,000 square feet or major fraction thereof - 1 loading space

2. Dimensions. Each loading space shall not be less than 10 feet in width, 30 feet in length, and with an overhead clearance of 14 feet.

3. Setback restrictions. The space may not be located in any part of any required front or side setback.

4. Safety. The space shall be designed to ensure that it will not interfere with vehicular circulation, parking, or with pedestrian circulation.

D. Limited Commercial (C-1) zone. Required parking spaces may be provided in publicly owned parking lots of legally constituted Parking Districts as long as the spaces provided are within a distance of no greater than 500 feet as measured along streets, not alleys, from the property line, subject to approval of the availability of the parking spaces by the Parking District Governing Board and the Director.

J. Professional and Institutional (PI) zone. The required spaces for offices shall be one parking space for each 200 square feet of floor space.

K. Public Works and Utilities and Private Service Facilities (PU) zone. Roads shall be paved with asphaltic concrete and parking areas may be surfaced with gravel.

Sections of County Code Regarding Parking

Sec. 23-11. Parking regulations, establishment of crosswalks, loading, etc., zones--Authorized by resolution.

The board of supervisors may by resolution:

- (a) Designate portions of any highway under its jurisdiction as a "No Parking Zone" or as a "No Parking Zone--Tow Away Zone."
- (b) Designate portions of any highway under its jurisdiction as "Loading Zone."
- (c) Designate portions of any highway under its jurisdiction as "Fifteen Minute Zone."
- (d) Designate portions of any highway under its jurisdiction as "One Hour Zone."
- (e) Designate portions of any highway under its jurisdiction as "Two Hour Zone."
- (f) Designate portions of any highway under its jurisdiction as "Angle Parking Zone," except on state highways.
- (g) Establish crosswalks for pedestrian traffic at locations other than street intersections.
- (h) Designate portions of any highways under its jurisdiction as "Temporary No Parking Zones."
- (i) Cause white lines designating parking spaces to be marked on the pavement, pursuant to section 22508 of the State Vehicle Code.
- (j) Designate portions of any highway under its jurisdiction as being areas in which parking is prohibited between the hours of 1:00 A.M. and 6:00 A.M.
- (k) Designate portions of any one-way roadways of divided highways under its jurisdiction as "Left-Hand Parking Zones."
- (l) Designate portions of any highway or parking facility under its jurisdiction as "Handicapped Parking Zones." (Ord. No. 1133, § 1; Ord. No. 1280, § 1; Ord. No. 2016, § 1; Ord. No. 2994, § 1; Ord. No. 3033, § 1; Ord. No. 3060, § 1; Ord. No. 3167, § 1; Ord. No. 3180, § 1; Ord. No. 3641, § 1)

Sec. 23-11.1. Same—Curb markings to indicate limited parking.

The board of supervisors by resolution may designate limited parking zones and no parking zones and may designate loading zones and passenger loading zones and bus zones and in such resolution may authorize the road commissioner to place appropriate markings or signs for such zones. The road commissioner is hereby authorized, subject to the provisions and limitations of Sections 23-11.1 to 23-11.6, to place, and when required herein shall place, the following curb markings to indicate parking or standing regulations, and such curb markings shall have the meanings as herein set forth.

- (a) "Red" shall mean no stopping, standing or parking at any time except as permitted by the Vehicle Code and except that a bus may stop in a red zone marked or signed as a bus zone.
- (b) "Yellow" shall mean no stopping, standing or parking at any time between 7:00 A.M. and 6:00 P.M. of any day except Sundays and holidays for any purpose other than the loading or unloading of passengers or materials; provided, that the loading or unloading of passengers shall not consume more than three minutes nor the loading or unloading of materials more than twenty minutes.
- (c) "Green" shall mean no stopping, standing or parking for a period of time longer than fifteen, twenty, or thirty minutes, as delineated, any time between 7:00 A.M. and 6:00 P.M. on any day except Sundays and holidays.
- (d) "White" shall mean no stopping, standing or parking for any purpose other than loading or unloading passengers, or for the purpose of depositing mail in an adjacent mail box, which shall not exceed three minutes and such restrictions shall apply between 7:00 A.M. and 6:00 P.M. of any day except Sundays and holidays and except as follows:
 - (1) When such zone is in front of a hotel or in front of a mailbox, the restrictions shall apply at all times.
 - (2) When such zone is in front of a theater the restrictions shall apply at all times except when such theater is closed.

(e) When the road commissioner as authorized under this section has caused curb markings to be placed, no person shall stop, stand or park a vehicle adjacent to any such legal curb marking in violation of any of the provisions of this section. (Ord. No. 1824, § 1 Ord. No. 4527, § 1)

Sec. 23-13.1. Parking for more than one hundred twenty consecutive hours--Prohibited.

No person shall park or leave standing any vehicle upon any street or highway within the county for a period of one hundred twenty or more consecutive hours. (Ord. No. 1691, § 1)

Sec. 23-13.10. Parking of detached trailers, fifth wheels and equipment for twenty-four or more consecutive hours—Prohibited.

No person shall park any trailer, fifth wheel or equipment that is transported by truck or trailer which has been detached from the tow vehicle upon any public street, highway or right-of-way within the county for a period of twenty-four or more consecutive hours. (Ord. No. 4469, § 1)

Clearance of Vegetation Along Public Roads

Sec. 28-105. Prohibited disposal of vegetation.

No person shall place, deposit, dump or maintain any vegetation on any public road right-of-way in a manner which constitutes a traffic nuisance or obstructs the free use of the right-of-way; or in a manner which causes or increases any hazard upon, or detracts from the safe use of any public road right-of-way. No person who is the owner or person in possession of any lot which contains or is adjacent to any public right-of-way shall maintain, deposit, permit or suffer the placement of, any vegetation in a manner which obstructs the free use of the right-of-way; or in a manner which constitutes a traffic nuisance; or in a manner which causes or increases any hazard upon, or detracts from the safe use of, any public road right-of-way. No person who is the owner or person in possession of any lot containing or adjacent to a public right-of-way shall maintain, or permit the continued placement of, any vegetation within or adjacent to any county road right-of-way after a notice is given that in the opinion of the county road commissioner the vegetation present creates a traffic nuisance. (Ord. No. 3703, § 3)

Abandoned Vehicles

Sec. 23-16. Authority; purpose; definitions.

In addition to and in accordance with the determination made and the authority granted by the state under section 22660 of the Vehicle Code to remove abandoned, wrecked, dismantled or inoperative vehicles or parts thereof as public nuisances, the board of supervisors hereby makes the following findings and declarations:

The accumulation and storage of abandoned, wrecked, dismantled or inoperative vehicles or parts thereof on private or public property, not including highways, is hereby found to create a condition tending to reduce the value of private property, to promote blight and deterioration, to invite plundering, to create fire hazards, to constitute an attractive nuisance creating a hazard to the health and safety of minors, to create a harborage for rodents and insects and to be injurious to the health, safety and general welfare.

Therefore, the presence of an abandoned, wrecked, dismantled or inoperative vehicle or

parts thereof, on private or public property not including highways, except as expressly hereinafter permitted, is hereby declared to constitute a public nuisance which may be abated as such in accordance with the provisions of this article.

For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Highway. A way or place of whatever nature, publicly maintained and open to the use of the public for purposes of vehicular travel. Highway includes street.

Owner of the Land. The owner of the land on which the vehicle, or parts thereof, is located, as shown on the last equalized assessment roll.

Owner of the Vehicle. The last registered owner and legal owner of record.

Public Property. Does not include highway.

Vehicle. A device by which any person or property may be propelled, moved or drawn upon a highway, except a device moved by human power or used exclusively upon stationary rails or tracks. (Ord. No. 2534, § 1; Ord. No. 2653, § 1)

Sec. 23-17. Applicability.

This article shall not apply to:

- (a) A vehicle, or parts thereof, which is completely enclosed within a building in a lawful manner where it is not visible from the street or other public or private property;
- (b) A vehicle which is not plainly visible from a highway, from other property open to the public, or from adjoining private property;
- (c) A vehicle, or parts thereof, which is stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler, licensed vehicle dealer, a junk dealer, or when such storage or parking is necessary to the operation of a lawfully conducted business or commercial enterprise;
- (d) Vehicles or parts thereof placed and used for flood and erosion control purposes with prior approval of the county flood control and water conservation district engineer. (Ord. No. 2534, § 1; Ord. No. 2653, § 1)