

APPENDIX E
COUNTY ZONING REQUIREMENTS

Table E-1 - Regulatory Requirements for R-2, DR, and PRD Development

Zone	Minimum Lot Area or Building Site Area	Minimum Lot Width	Maximum Building Height	Minimum Yard Setback				Parking Spaces per DU	Minimum Open Space	Landscaping
				Front- Primary	Front- Secondary	Rear	Side			
R-2	7-R-2: 7,000 s.f. 8-R-2: 8,000 s.f. 10-R-2: 10,000 s.f. 12-R-2: 12,000 s.f. 15-R-2: 15,000 s.f. 20-R-2: 20,000 s.f. 30-R-2: 30,000 s.f.	7-R-2: 65 ft. 8-R-2: 75 ft. 10-R-2: 80 ft. 12-R-2: 80 ft. 15-R-2: 90 ft. 20-R-2: 100 ft. 30-R-2: 110 ft.	Coastal- 25 ft. Inland- 35 ft.	50 ft from road centerline and 20 ft from right-of-way, or 20 ft from easement serving 5 or more lots.	Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or greater - same as primary front setback.	25 ft; 15 ft if rear abuts permanent open space or a street without access.	10% of lot width, with no less than 5 ft or more than 10 ft required.	2 spaces	N/A	N/A
DR	As determined by Final Development Plan.		35 ft; 25 ft. for a residential structure within the Toro Canyon Plan area	Coastal - 50 ft from public road centerline; 45 ft from a private road centerline; 20 ft from a right-of-way. Inland - 20 ft from right-of-way, or 20 ft from easement serving 5 or more dwellings.	Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or greater - same as primary front setback.	Coastal - One-half the height of the structure subject to the setback. Inland - 10 ft (1).	Coastal - One-half the height of the structure subject to the setback. Inland - 10 ft (1).	See Table E-4 (Residential Parking Standards) below.	40% of net lot area	See Table E-5 (Residential Landscaping Requirements) below.
PRD	Site Specific		35 ft.	As determined by Final Development Plan.					40% of gross lot area	
SLP	4,000 s.f. net	50 ft.	25 ft.	Perimeter lot - 50 ft from road centerline; and 20 ft from right-of-way. Interior lot - 10 ft.	Perimeter lot - Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or greater - Same as primary front setback. Interior lot - 10 ft.	Perimeter lot - 15 ft. Interior lot - 10 ft.	Perimeter lot - 15 ft. Interior lot - 5 ft; 10 ft where setback abuts a road, public parking area or walk;	2 spaces + 1 space per 5 lots (for storage of recreational vehicles)	15% of gross lot area	

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SR-M	7,000 s.f.	65 ft.	25 ft.	50 ft from road centerline; and 20 ft from right-of-way.	<p>Lot width less than 100 ft - 20% of lot width, 10 ft min.;</p> <p>Lot width 100 ft or greater - Same as primary front setback.</p>	25 ft.	<p>10% of lot width, with 5 ft minimum required;</p> <p>When required setback exceeds 10 ft, one side may be 10 ft with excess added to other side.</p>	2 spaces per studio or bedroom	N/A
SR-H			35 ft.						
MHP	N/A	N/A	25 ft.	<p>Coastal Zone. 20 feet from the right-of-way line of any street.</p> <p>Inland area. 50 feet from the centerline and 20 feet from the right-of-way line of any street.</p>	<p>Lot width less than 100 ft - 20% of lot width, 10 ft min.;</p> <p>Lot width 100 ft or greater - Same as primary front setback.</p>	15 feet from the side or rear property lines of the mobile home park; except that within the Coastal Zone, a 25-foot wide landscaped buffer shall be provided along any mobile home park property line that abuts a lot zoned residential.	<p>Coastal</p> <p>1 space (covered) +</p> <p>1 space per 3 DU (for visitor parking)</p> <p>Inland</p> <p>2 spaces +</p> <p>1 space per 3 DU (visitor parking)</p> <p>1 space per 5 DU (for storage of recreational vehicles)</p>	<p>Coastal Zone- 20% of net lot area</p> <p>Inland Area- 15% of gross lot area</p>	
MHS	4,000 s.f.	50 ft.							50 feet from the centerline or 20 feet from the right-of-way line of any street.

Source: Santa Barbara County Land Use Development Code

Table E-2 - Regulatory Requirements for SLP, SR-M, SR-H, MHP, and MHS Development

Zone	Minimum Lot Area or Building Site Area	Minimum Lot Width	Maximum Building Height	Minimum Yard Setback				Parking Spaces per DU	Minimum Open Space	Landscaping
				Front- Primary	Front- Secondary	Rear	Side			
MRD	7,000 s.f. net	65 ft. net	MRD-25- 25 ft. MRD-28- 35 ft. MRD-30- 35 ft. MRD-35- 35 ft.	MRD-25 - 42 ft. from road centerline MRD-28 - 42 ft. from road centerline MRD-30 - 35 ft. from road centerline MRD-35 - 35 ft. from road centerline	Linear Courtyard Housing- 20 ft. Large Housing - 10 ft.	5 ft.	See Table E-5 (Residential Parking Standards) below.	Dependent on Courtyard Type	See Table E-5 (Residential Landscaping Requirements) below.	
MR-O	Site Specific		50 ft., except structures within 100 ft. of any street adjacent to the perimeter of the site the height limit is 40 feet.	10 ft.					25% of net lot area	
CM	7,000 s.f. net	65 ft. net	40 ft. (3 Stories)	N/A		CM-40- 10 ft., except that if the rear property line abuts a residential zone, then the rear setback shall be 20 ft. CM-45- 5 ft.	None, except that when the lot is adjacent to a residential zone, the side setback shall be a minimum of five ft.		40% of net lot area	
OT-R	N/A	N/A	25 ft	40 ft from road centerline, and 10 ft from right-of-way.	Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or more - Same as primary front.	10 ft.	See Table E-3 (Residential Parking Standards) below and Table E-4 (Old Town Parking Standards) below.			

OT- R/LC				Residential structure - 40 ft from road centerline, and 10 ft from right-of-way; Non residential or mixed use structure - 10% of lot depth, maximum 10 ft; 25 ft if abutting lot zoned OT-R; Lot within PA-OTO overlay - Mixed-use structures have no front setback						
OT- R/GC			Residential structure - 25 ft; Non-residential or mixed use structure - 35 ft		Residential structure - 10 ft; Non-residential or mixed use structure - 10% of lot depth.	Residential structure - 10 ft; Non-residential or mixed use structure - None.				

Source: Santa Barbara County Land Use Development Code

Table E-3- Residential Parking Standards

Housing Type	Parking Requirement
One-family and two-family dwellings (excluding EX-1, SR-H, SR-M & SLP zones)	2 spaces per dwelling unit
Multiple dwelling units - single bedroom or studio dwelling unit (excluding SR-H & SR-M zones)	Coastal: 1 covered space per dwelling unit (2) and 1 space per 5 dwelling units (for visitor parking) Inland: 1 space per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Multiple dwelling units - 2 bedrooms (excluding SR-H & SR-M zones)	Coastal: 1 covered space and .5 space (covered or uncovered) per dwelling unit (2) and 1 space per 5 dwelling units (for visitor parking) Inland: 1 space per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Multiple dwelling units - 3 bedrooms or more (excluding SR-H & SR-M zones)	Coastal: 1 covered space and 1 space (covered or uncovered) per dwelling unit and 1 space per 5 dwelling units (for visitor parking) Inland: 2 spaces per dwelling unit and 1 space per 5 dwelling units (for visitor parking)

Source: Santa Barbara County Land Use Development Code

Table E-4- Residential Landscaping Requirements

Zone District	Landscape Requirements
DR	A landscape plan shall be approved for all development requiring a Development Plan within the DR zone. The landscape plan shall include, at a minimum, the following: 1. Uncovered parking areas shall be screened from the street and adjacent residences by hedges, dense plantings, shrubbery, solid fences or walls not less than four feet in height. 2. A landscape area with a minimum width of five feet shall be provided between all lot lines and any driveway or uncovered parking area except for areas provided for site access. 3. In the Inland area, a landscape area with a minimum width of 10 feet shall be provided adjacent to the perimeter lot lines of a clustered residential development. 4. Parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas) below.
MHP & MHS	1. Coastal Zone. Within the Coastal Zone landscaping shall be provided in compliance with the following: a. A minimum of one tree shall be planted on each mobile home site. b. The project site shall be enclosed with decorative wall or fence or landscaping not less than five feet in height except for areas provided for site access. c. A landscape buffer with a minimum width of 25 feet shall be provided adjacent to any lot line that abuts a residential zone. d. Parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas) below. 2. Inland area. Within the Inland area, landscaping shall be provided in compliance with the following: a. Perimeter setback areas that are part of the common open space shall be landscaped. b. Unightly areas within the development (e.g., common parking areas, trash storage areas) shall be thoroughly screened by landscaping. c. Parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas) below.
MRD	A landscape plan shall be approved for all development within the MRD zone. The landscape plan shall include, at a minimum, the following: 1. Not less than 15 percent of the net lot area shall be devoted to landscaping. Landscaping shall be installed and permanently maintained in accordance with the approved Final Development Plan or Coastal Development Permit. 2. Parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas) below.
MR-O	1. Perimeter setback areas that are part of the common open space shall be landscaped. 2. Unightly areas within the development (e.g., common parking areas, trash storage areas) shall be thoroughly screened by landscaping. 3. Parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas) below.
PRD	A landscape plan shall be approved for all development requiring a Development Plan within the PRD zone. The landscape plan shall include, at a minimum, the following: 1. An adequate buffer area comprised of fencing/walls, plant materials, or any combination thereof shall be provided adjacent to any portion of a lot line that abuts property zoned other than PRD to protect adjacent properties from impacts of noise or lighting and to provide separation between different uses. The buffer area shall be depicted on any Preliminary or Final Development Plan associated with the development project. 2. Uncovered parking areas shall be screened from the street and adjacent residences by hedges, dense plantings, shrubbery, solid fences, or walls not less than four feet in height. 3. Parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas) below.
SLP	A landscape plan shall be approved for all development requiring a Development Plan within the SLP zone. The landscape plan shall include, at a minimum the following: 1. Perimeter setback areas that are part of the common open space shall be landscaped. 2. Unightly areas within the development (e.g., common parking areas, trash storage areas) shall be thoroughly screened by landscaping. 3. Parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas) below.
SR-M & SR-H	A landscape plan shall be approved for all development requiring a Development Plan within the SR-M and SR-H zones. The landscape plan shall include, at a minimum the following: 1. A minimum of 15 percent of the net lot area shall be landscaped. 2. Uncovered parking areas accommodating more than five vehicles located between the main building and any abutting street shall be screened from the street and adjacent property by an ornamental masonry wall or screen planting or both. 3. Parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas) below.
OT	A landscape plan shall be approved for all development except a one-family dwelling and its accessory structures and uses on an existing lot of record within the OT-R, OT-R/LC and OT-R/GC zones. The landscape plan shall include, at a minimum, the following: 1. Old Town Residential/Light Commercial (OT-R/LC) zone and Old Town Residential/General Commercial (OT-R/GC) zone. a. All parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas) below. 2. Old Town Residential (OT-R) zone. a. Uncovered parking areas shall be screened from all streets and adjacent residences by hedges, dense plantings, solid fences or walls not less than four feet in height. b. A landscape area with a minimum width of five feet shall be provided between all lot lines and any driveway or uncovered parking area except for areas provided for site access. c. A landscape area with a minimum width of 10 feet shall be provided adjacent to the perimeter lot lines of a clustered residential development. d. Parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas) below.
CM	Surface parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas) below. Landscaping is not required otherwise, except that landscaping is encouraged in courtyards and patios.

Table E-5 - Landscaping Requirements for Parking Areas

In addition to the applicable landscaping requirements contained within Section 35.34.050 through Section 35.34.090 above, parking areas shall be landscaped in compliance with the following requirements. For the purpose of landscaping and screening requirements within this Chapter, parking area includes the parking spaces and the maneuvering space necessary for their use.

A. Screening between residential and nonresidential uses. Where nonresidential parking areas abut residentially zoned or developed property, a wall or solid fence not less than five feet in height shall be constructed and maintained between the parking area and the adjoining residentially zoned or developed property.

B. Existing trees. The design of the parking area should make the best use of the growth and shade provided by existing trees on the project site.

C. Screening requirements and authority. Screening shall be provided adjacent to all lot lines consisting of a five-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four feet in height. Fences or walls abutting streets shall be ornamental in texture, pattern, or shadow relief. Planting, fences, or walls abutting streets shall not exceed 30 inches in height for a distance of 25 feet on either side of entrances or exits to the property. This requirement for screening may be waived or modified by the review authority if the adjacent property already has provided a solid wall not less than four feet in height.

D. Additional requirements for uncovered parking areas exceeding 3,600 square feet. When the total uncovered parking area on the project site (including adjoining lots over which the project has parking privileges) exceeds 3,600 square feet, the following shall be required, in addition to other provisions of this Section, as part of a landscape plan:

1. Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for these trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs.
2. Within the Inland area, landscape islands shall be provided at the ends of all parking lanes.

Source: Santa Barbara County Land Use Development Code