

**SANTA BARBARA COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT  
HOUSING ELEMENT PROGRAM 1.6: DR ZONE MODIFICATIONS  
OCTOBER 9, 2015**

Development standards revision options for projects with affordable, special needs, and senior housing units in Design Residential (DR) zone.

| <b>Open Space</b>  |   |  |  |
|--|---|--|--|
| <b>Options:</b>  |   |  |  |
| <ul style="list-style-type: none"> <li>○ Reduce open space minimum requirement from 40% to 30%.</li> <li>○ Count (1) <u>decks associated with swimming pools</u>, (2) <u>community patios</u>, (3) <u>hard surfaced sidewalks where they occur within common open space</u>, and (4) <u>detention basins that function as recreation facilities</u> as <i>common open space</i>.</li> <li>○ Count <u>detention basins that function as recreation facilities</u> as <i>public open space</i>.</li> <li>○ Include <i>public open space</i> towards meeting the open space minimum requirement in Inland Areas.</li> </ul> |   |  |  |
| <i>Common Open Space: for the use of residents/guests<br/>(Applicable to: Inland and Coastal Zone)</i>   |   | <i>Public Open Space: for the use of general public<br/>(Applicable to: <b>Inland</b> and Coastal Zone)</i>  |  |
| <i>Counts as<br/>open space</i>  | <i>Does not count as<br/>open space</i>   | <i>Counts as<br/>open space</i>  | <i>Does not count as<br/>open space</i>  |
| 1. Tennis courts<br>2. Swimming pools <b>and<br/>decks</b><br>3. <b>Community patios</b><br>4. Playgrounds<br>5. Community gardens<br>6. Landscaped areas for<br>common use<br>7. Open areas for<br>protection of habitat,<br>etc.<br>8. Water bodies (up to 5%<br>of 40%)<br>9. <b>Hard surfaced<br/>sidewalks within<br/>common open space</b><br>10. <b>Detention basins that<br/>function as recreational<br/>facilities</b>   | 1. Driveways<br>2. Public/private streets<br>3. Parking lots<br>4. Private patios and yards<br>5. Developed areas<br>6. Hard surfaced sidewalks<br><b>outside common open<br/>space</b> | 1. Public parks<br>2. Recreational support<br>facilities<br>3. Public parking lots<br>4. Beaches<br>5. Access corridors<br>6. ESH and<br>archaeological sites<br>7. Water bodies (up to<br>5% of 40%)<br>8. <b>Detention basins that<br/>function as<br/>recreational facilities</b> | 1. Public/private<br>streets<br>2. Private parking lots<br>3. Hazardous areas<br>(e.g., steep slopes,<br>bluffs) |

| <b>Height</b>  |                      |                          |
|--|----------------------|--------------------------|
| <b>Options:</b>  |                      |                          |
| <ul style="list-style-type: none"> <li>○ Increase height limit from 35 feet to 40 feet.</li> </ul>   |                      |                          |
| <b>Parking</b>   |                      |                          |
| <b>Options:</b>  |                      |                          |
| <ul style="list-style-type: none"> <li>○ Special Needs Housing – reduce parking requirements for special care homes and add similar uses that are defined in the zoning ordinances (i.e., community care facilities, adult day care, sanitariums).</li> <li>○ Senior Housing – replace term <i>Retirement Homes</i> with <i>Low-Income Senior Housing</i>, and reduce parking requirements for <i>Low-Income Senior Housing</i>.</li> </ul>  |                      |                          |
| <b>Use</b>   | <b>Spaces</b>        | <b>Additional Spaces</b> |
| Retirement and Special Care Homes  | 1 per room           | 1 per 2 employees        |
| 1. <u>Low-Income, Multiple-Dwelling Senior Housing (age and income restricted)</u>   | <u>1 per 2 units</u> | <u>1 per employee</u>    |
| 1. <b>Medical Services – Extended Care</b> (board and care homes, convalescent care facilities, rest homes, extended care facilities, skilled nursing facilities)<br><br>2. <u>Special Care Homes (group home-children, transitional home, adult residential home, residential care facility for the elderly or handicapped, foster home)</u><br><br>3. <u>(New) Community Care Facility (state-licensed facility for children/adults who require special care)</u><br><br>4. <u>(New) Adult Day Care (non-medical care facility for adults for less than 24-hour period)</u><br><br>5. <u>(New) Sanitariums (health retreat, boarding house, hospice or other place for treatment of disease)</u> | 1 per 3 beds         | 1 per 3 employees        |
| <b>Site Coverage</b>   |                      |                          |
| <b>Options</b>   |                      |                          |
| <ul style="list-style-type: none"> <li>○ No change.</li> <li>○ <u>Remove the requirement.</u></li> <li>○ Increase maximum net site coverage for structures containing dwelling units from 30% to 35%.</li> </ul>   |                      |                          |