



County of Santa Barbara Planning and Development

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HOUSING ELEMENT PROGRAM 1.16: DR ZONE MODIFICATIONS BUILDING INDUSTRY ADVISORY GROUP

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Santa Barbara County 2015-2023 Housing Element

Program 1.16: Design Residential (DR) Zone Modifications

The County shall evaluate and adopt as appropriate zoning ordinance amendments to increase the maximum site coverage (percent) for structures, and/or reduce the minimum net site area (percent) reserved for common and/or public open space in the Design Residential (DR) zone for affordable, special needs, and senior housing development consistent with the surrounding setting and Comprehensive Plan. The zoning ordinance amendments may also reduce parking standards and allow hard surfaced walkways and similar hard surfaces not currently included as open space to be included as open space.

Per Program 1.16 of the Housing Element, the following revisions to development standards for projects with affordable, special needs, and senior housing units in Design Residential (DR) zone are being considered:

1. Height

Draft Recommendation:

- Increase height limit from 35 feet to 40 feet.

2. Site Coverage

Draft Recommendation:

- Increase maximum net site coverage for structures containing dwelling units from 30% to 35%.

3. Open Space

Draft Recommendations:

- Reduce open space minimum requirement from 40% to 30%.
- *Common open space.* The following shall count as common open space (1) decks associated with swimming pools, (2) community patios, (3) hard surfaced sidewalks where they occur within common open space, and (4) detention basins that function as common open space.
- *Public open space.* Detention basins that function as public open space shall count as *public open space*.
- Include *public open space* towards meeting the open space minimum requirement in Inland Areas.

<i>Common Open Space:</i> for the use of residents/guests (Applicable to: Inland and Coastal Zone)		<i>Public Open Space:</i> for the use of general public (Applicable to: <u>Inland</u> and Coastal Zone)	
<i>Counts as open space</i>	<i>Does not count as open space</i>	<i>Counts as open space</i>	<i>Does not count as open space</i>
1. Tennis courts 2. Swimming pools <u>and deck</u> 3. <u>Community patios</u> 4. Playgrounds 5. Community gardens 6. Landscaped areas for common use 7. Open areas for protection of habitat, etc. 8. Water bodies (up to 5% of 40%) 9. <u>Hard surfaced sidewalks within common open space</u> 10. <u>Detention basins that function as common open space</u>	1. Driveways 2. Public/private streets 3. Parking lots 4. Private patios and yards 5. Developed areas 6. Hard surfaced sidewalks <u>outside common open space</u>	1. Public parks 2. Recreational support facilities 3. Public parking lots 4. Beaches 5. Access corridors 6. ESH and archaeological sites 7. Water bodies (up to 5% of 40%) 8. <u>Detention basins that function as public open space</u>	1. Public/private streets 2. Private parking lots 3. Hazardous areas (e.g., steep slopes, bluffs)

4. Parking

Draft Recommendations:

- 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).
- Senior Housing – replace term *Retirement Homes* with *Low-Income Senior Housing*, and reduce parking requirements for *Low-Income Senior Housing*.

Use	Spaces	Additional Spaces
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. Medical Services – Extended Care (board and care homes, convalescent care facilities, rest homes, extended care facilities, skilled nursing facilities) 2. Special Care Homes (<u>group home-children, transitional home, adult residential home, residential care facility for the elderly or handicapped, foster home</u>) 3. (New) Community Care Facility (<u>state-licensed facility for children/adults who require special care</u>) 4. (New) Adult Day Care (<u>non-medical care facility for adults for less than 24-hour period</u>) 5. (New) Sanitariums (<u>health retreat, boarding house, hospice or other place for treatment of disease</u>)	1 per 3 beds	1 per 3 employees