



HOUSING ELEMENT
PROGRAM 1.16 – DESIGN RESIDENTIAL ZONE MODIFICATIONS

BUILDING INDUSTRY ADVISORY GROUP MEETING | 8.14.15
SANTA BARBARA COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT

EXISTING DR SITES

1

| Existing Use | No. of Sites | No. of Acres |
|------------------------------|---------------------|---------------------|
| Vacant | 21 | 231 |
| Fully or Partially Developed | 121 | 1,544 |
| Total | 142 | 1,775 |

VACANT DR SITES

2

| DR Zone | Vacant Sites | Vacant Acres | Housing Market Area |
|--------------|--------------|--------------|---------------------|
| DR – 1 | 3 | 70 | SC |
| DR – 1.8 | 1 | 14 | SC |
| DR – 3.3 | 2 | 32 | SC, SM |
| DR – 4.6 | 7 | 60 | SC, SM, SY, Lompoc |
| DR – 6 | 2 | 10 | Cuyama, Lompoc |
| DR – 12 | 1 | 21 | Lompoc |
| DR – 14 | 1 | 2 | SY |
| DR – 20 | 3 | 19 | SC, SM, Lompoc |
| DR – 25 | 1 | 3 | SY |
| Total | 21 | 231 | |

HOUSING ELEMENT PROGRAM 1.16

3

- Evaluate and revise development standards in the DR zone for affordable, special needs, and senior housing projects:
 - ▣ Maximum site coverage (30%)
 - ▣ Minimum site area for common and/or public open space (40%; 30% in AHO)
 - ▣ Parking standards
 - ▣ Open space definition

DR ZONE PARKING STANDARDS

4

| Housing Type | Spaces | Additional Spaces |
|-----------------------------------|---------------|--------------------------|
| One- and Two-Family Dwellings | 2 per unit | - |
| Multi-Family Dwellings (1-2 BR) | 1 per unit | 1 per 5 units |
| Multi-Family Dwellings (3 BR) | 2 per unit | 1 per 5 units |
| Retirement and Special Care Homes | 1 per room | 1 per 2 employees |

DR ZONE COMMON/PUBLIC OPEN SPACE

5

| | Included Areas | Excluded Areas |
|---|--|--|
| <u>Common</u> Open Space | Tennis Courts Swimming Pools Playgrounds Community Gardens | Hard Surfaced Sidewalks Driveways Public/Private Streets Parking Lots Private Patios/Yards |
| <u>Public</u> Open Space | Public Parks Rec. Support Facilities Public Parking Lots Beaches Bike Paths Hiking Trails | Private/Public Streets Private Parking Lots Hazardous Areas |