

17.30.070 Streamside Protection Areas

A. Purpose and Applicability. The purpose of a Streamside Protection Area (SPA) designation in the General Plan is to preserve and enhance the SPA in order to protect the associated riparian habitats and ecosystems as well as the water quality of streams. The SPA consists of the riparian vegetation in the buffer area adjacent to streams.

B. Required SPA Buffer. The SPA upland buffer must be 100 feet outward on both sides of the stream, measured from the top of the bank or the outer limit of the riparian vegetation, whichever feature is further from the creek. The Review Authority may expand or reduce the upland buffer, or portions thereof, on a case-by-case basis, as provided in this Section.

C. Reduction in the SPA Buffer.

1. Upon request of an applicant, the Review Authority may allow portions of a SPA upland buffer to be less than 100 feet, as such measurement is prescribed in paragraph B above, but not less than 25 feet, with approval of a Major Conditional Use Permit, provided the Review Authority finds, on the basis of substantial evidence in the record, that:

a. The reduction in the SPA upland buffer will not have a significant adverse effect on streamside vegetation or the biotic quality of the stream;

b. There is no feasible alternative siting for the proposed project that will avoid an incursion into the SPA upland buffer;

c. In the absence of a reduction in the SPA upland buffer, the applicant cannot make reasonable economic use of the parcel; and

d. The approved amount of reduction in the SPA upland buffer is no greater than necessary to allow a reasonable economic use of the parcel.

2. Upon receipt of an application for an SPA upland buffer reduction, the Director may direct preparation by a City-selected consultant of a Biological Report, an economic/financial analysis and/or any other study or report the Director deems necessary in his or her reasonable discretion, at the applicant's expense, to assist the Review Authority in making the above findings. At the request of the Director, the applicant shall provide information that the Director deems necessary, in his or her reasonable discretion, to produce the above-referenced studies or reports, including but not limited to financial data, land appraisal data, acquisition cost, land development/construction cost data, prospectuses, and financial/revenue projections. The application will not be deemed complete until the required reports are completed to the Director's satisfaction.

D. Expansion of the SPA Buffer. In connection with consideration of any discretionary entitlement for a parcel adjoining a creek, the Review Authority may expand the SPA upland buffer beyond 100 feet as necessary to avoid a significant adverse effect on streamside

vegetation or the biotic quality of the stream. The buffer may be expanded provided that the applicant may still make reasonable economic use of the parcel.

E. Definitions. The following definitions shall apply for purposes of carrying out the provisions of this Section 17.30.070:

“No feasible alternative siting” shall mean that the size, configuration, topography and development constraints of the parcel would not allow development of the parcel in any manner consistent with the allowable uses and design and development standards applicable in the zone and allow a reasonable economic use of the parcel without incursion into the SPA upland buffer.

“Reasonable economic use of the parcel” shall mean, considering all relevant factors:

1. For a commercial, industrial, multiple-family residential or other investment project on the parcel, the applicant is able to generate positive net operating income and obtain a commercially viable return on its investment in light of what the applicant knew or should have known about the City-imposed restrictions on use of the property. Factors excluded from the evaluation of fair return shall include matters that could not be reasonably foreseen by and that are outside the control of the applicant, as well as avoidable, unreasonable or unnecessary expenses.

2. For a single-family residential project on the parcel, the applicant is able to construct, taking into account any other modifications allowed by the Review Authority, a single-family residential dwelling (with standard attendant features, such as driveways, porches and fences) that is reasonably comparable in size and functionality to residential dwellings on similar size parcels in the vicinity under the same zoning classification.

“Significant adverse effect” shall mean a substantial or potentially substantial adverse change in the physical condition of the streamside vegetation and the stream as that phrase is understood and used in the California Environmental Quality Act (Section 21000 *et seq.* of the California Public Resources Code) and implementing regulations.

Overview of Changes

What is changing from current practice and the existing zoning ordinances to the *Proposed NZO*?

This document is meant to provide an overview of changes from current practice and the existing zoning ordinances to the Proposed New Zoning Ordinance (NZO). However, this summary is not an exhaustive list of every proposed change in regulations.

HOW TO USE THIS GUIDE

As an overview of the changes from current practice and the existing zoning ordinances to the *Proposed NZO*, the tables in this handout are separated by sections or “Parts” of the NZO and include descriptions of general changes made within each Part. These include:

- **Part 1** - General Provisions;
- **Part 2** - Base Zoning District Standards and Allowed Uses;
- **Part 3** - Overlay Districts;
- **Part 4** - Regulations Applying to Multiple Districts;
- **Part 5** - Administration Permits; and
- **Part 6** - General Terms.

Part 1 – General Provisions

Overview of Changes

The NZO clarifies that the zoning regulations of the Title are specific to the City of Goleta and implement the City's General Plan, in contrast to the existing zoning ordinances, which still reference the County of Santa Barbara land uses and review authorities.

The structure of the Title is clearly laid out in six independent Parts, which all work together to be internally consistent, in contrast to the selected parts of a previous County code that include the geographical extent of the City but are missing several key provisions and standards. Currently, several key provisions are either in appendices, such as Revisions and Substantial Conformity Determinations, or referenced in some other document, such as Signs.

The NZO includes revisions as to when a project vests under the existing zoning ordinances as compared to when a project must be processed under the NZO. Projects for which an application has not been submitted and deemed complete prior to September 1, 2019 are subject to the regulations of the NZO. Projects for which an application has been deemed complete prior to September 1, 2019 may, at the applicant's election, be processed under the zoning regulations at the time of the determination of completion or processed under the NZO. This allowance sunsets on December 31, 2021, after which any project that has not received all required land use entitlements shall be subject to the NZO.

An allowance was added to the NZO for the Director to interpret any provision of the NZO when needed and to issue an official written interpretation. All such interpretations are appealable to the PC.

Rules for performing calculations and measurements that are required to implement zoning regulations are consolidated in a single chapter makes them easier to find and helps to ensure consistency. New rules for minimum dimensions of required open space and revised methods for calculating height (intended to be more straightforward) and floor area (intended to be consistent with all floor area standards throughout Title 17) are included in the NZO.

Part 2 – Base Zoning District Standards and Allowed Uses

Overview of Changes

Revisions were made to specify where various types of land uses are allowed and what type or types of permit(s) will be needed. Although the use tables in Part 2 deviate from some of the allowable uses within the existing zoning regulations, the tables are designed to implement the allowable uses that are spelled out in the City's General Plan Land Use Element, while also taking into account some of the feedback received during the review process.

Large Residential Care Facilities are proposed to be allowed with Major Conditional Use Permit approval in the RS and RP Districts in order to allow more opportunities for this use. **Note:** Staff believes this change would require a companion General Plan Amendment in the Land Use Element.

Small and Large Family Day Care are permitted uses in all zones in order to encourage establishment of the use and is consistent with State law.

Regulations and allowances included for Emergency Shelters; Farmworker Housing; Group Residential; Live/Work Units; Residential Care Facilities; Residential Facility, Assisted Living; Single-Room Occupancy (SRO) Housing; Supportive Housing; and Transitional Housing to implement General Plan Policies and requirements of State law.

Part 2 – Base Zoning District Standards and Allowed Uses

Overview of Changes

The NZO relies on a requirement of open space per dwelling unit (or resident), rather than the current requirement as a percentage of the lot for residential uses. This better reflects the intent of this requirement as an amenity for the residents on site.

The NZO includes an allowance for greater density in the for small-scale units (less than 500 square feet) in order to provide an incentive for these types of units. The NZO adds a requirement for private (restricted) open space in apartments order to improve on-site amenities for tenants in addition to standards that currently only apply to condominiums.

Part 3 – Overlay Districts

Overview of Changes

The overlays are all new in the NZO. These overlays directly relate to and implement policy requirements in the General Plan and to reflect existing adopted specific plans.

Part 4 – Regulations Applying to Multiple Districts

Topic	Overview of Changes
General Site Regulations	The NZO includes review procedures that make it easier for Planning staff to quickly process very small projects as well as other revised regulations to capture the type of reviews prescribed by specific policies within the General Plan.
	The NZO addresses very specific types of development that have the potential to negatively impact the surrounding neighborhood if left undefined, unregulated, and absent City review of a permit application. Such development includes issues such as accessory structures; projections into setbacks; fences walls, and hedges; grading and grubbing; outdoor storage; screening of equipment; and vision clearance requirements. These changes seek to remedy issues that were raised as part of review previous drafts of the NZO and where the current zoning and General Plan are otherwise silent on the topic.
	The NZO provides more limitations for height exceptions to ensure projections are proportional to the structure.
	Standards applicable to fences, walls, and hedges are revised to limit certain fence materials and clarify the applicability of the standards to hedges.
	Standards for outdoor storage, including screening, are included to limit the potential for negative visual impacts.
Density Bonus and Other Incentives; Inclusionary Housing	The NZO includes an Inclusionary Housing Chapter to reinforce General Plan policy prioritizing development of income-restricted units on site.
	Procedures included to determine under what circumstances inclusionary units do not need to be built on site.

Part 4 – Regulations Applying to Multiple Districts	
Topic	Overview of Changes
	<p>Requirements clarifying inclusionary units must contain, on average, the same number of bedrooms, bathrooms, and square footage as the non-inclusionary units proposed. The units must be compatible with market-rate units proposed with regard to appearance, materials, and exterior design.</p> <p>Limitation of two years, with one additional time extension of up to two years, for the time a developer may delay construction of inclusionary housing units. Note: Staff recommends eliminating the allowance for a time extension.</p> <p>Additional clarification was added regarding income categories and fractional units for inclusionary housing.</p>
Demolition and Relocation	NZO establishes limits to the scope of development that is considered “demolition” as opposed to just renovation, as well as the appropriate permits required for differing project types that include varying aspects of demolition.
Environmentally Sensitive Habitat Areas	<p>ESHA-specific Chapter added. Includes standards for various ESHA, requirements for Initial Site Assessment Screenings and Biological Studies, and specific mitigation, restoration and monitoring requirements.</p> <p>NZO includes detailed application requirements, specifically as they relate to when a Biological Study is required. Trigger for Biological Study is expanded to include development beyond the actual ESHA. This reflects the reality that new development outside of, but near ESHA could still have negative impacts on the ESHA.</p> <p>Allowance to reduce SPA buffer based on proposed language provided by the Environmental Defense Center (EDC). Note: City staff believes that the language proposed by the PC and EDC is inconsistent with General Plan policy CE 2.2 and would require a General Plan Amendment.</p> <p>Includes new buffer standards for Lagoons and Savanna/Woodlands. Note: City staff believes these additions would require General Plan Amendments.</p> <p>The NZO includes new provisions for grading and grubbing within the City, even if not associated with a larger project, which would likely trigger different levels of review depending on its proximity to any protected resource (e.g., ESHA, Cultural, Historic, etc.).</p>
Floodplain Management	Regulations added to ensure consistency with General Plan Safety Element policies SE 6.4-SE 6.6.
Lighting	<p>New requirements for lighting plans for non-single unit dwellings are included.</p> <p>Additional changes made to bring many of the development standards into conformance with General Plan policies, including VH 4.12 (Lighting).</p> <p>Specific language added to address Light Trespass by using Dark Sky Society standards.</p>

Part 4 – Regulations Applying to Multiple Districts

Topic	Overview of Changes
	Temporary exemptions from lighting standards are included to provide an allowance for lighting that may not be envisioned in the NZO but is otherwise non-objectionable on a short-term basis.
Nonconforming Uses and Structures	Remove the limited exception for nonconforming industrial uses that is currently in the City's zoning ordinances because this exception allows for minor changes to certain nonconforming uses that otherwise would not be allowed within the General Plan (i.e., Oil & Gas Facilities).
	The NZO includes a provision that development approved with a Development Plan shall not be considered nonconforming.
Oil and Gas Facilities	Eliminates allowance for most oil and gas facilities. This is based on General Plan policy LU 10.1. The only oil and gas use that would be permitted would be pipelines (and associated storage). No drilling or processing facilities would be allowed.
Parking and Loading	Residential parking reductions for senior housing and income-restricted units to reflect expected parking demand for these uses.
	Revise the guest parking requirement for Multi-Unit Development to require one guest space for every three units.
	For new uses or development in Old Town, allow parking credits equal to the number of required parking spaces unmet by the previous development or use.
	Bicycle parking requirements supportive of General Plan policy TE-1 and the City's Bicycle and Pedestrian Master Plan are included. Additionally, one charging electrical outlet would also be required for every ten bicycle parking spaces.
	In parking facilities containing 20 or more spaces serving residential, office, and lodging uses, at least ten percent of the parking spaces must be EV charging stations.
	Standards for parking lot shading and landscaping are included to address heat island effect, to provide aesthetic benefits, and to support solar installations in parking lots.
	Revisions to parking standards for trailers and recreational vehicle parking to specifically address extensive comment and concern from the public and PC. The revised standards are more flexible than existing standards that require screening
Performance Standards	New Chapter included to address, among other items, General Plan Noise Element policies while excluding some regulations better covered by nuisance provisions of the Goleta Municipal Code.
Signs	Revisions to existing sign standards to specifically address PC, DRB, and Public comments, as well as ensure conformity with Visual and Historic Resources Element policies of the General Plan.
	NZO includes a detailed listing of exempt signage types to provide clarity to users and provides clear limits as to when the exemption applies.

Part 4 – Regulations Applying to Multiple Districts

Topic	Overview of Changes
	<p>Types of prohibited signs are clarified to better reflect issues that Goleta is facing in Commercial and Residential zone districts and add stringent limits on electronic changeable copy on its duration, light intensity, and only allowing them in non-residential zones with approval of a Major Conditional Use Permit.</p> <p>Standards for specific sign types, regardless of district location, are included to ensure sign type consistency between districts.</p> <p>Added discussion on requiring shared signage for flag lots.</p> <p>New limit of overall signage on a site.</p> <p>Refined review procedures intended to simplify permit procedures while maintaining a similar process to what the City does currently.</p>
Standards for Specific Uses and Activities	<p>Standards that drill down into the details of specific types of Uses that require very specific development standards to ensure impacts are minimized. Many of these use standards are new with the NZO.</p> <p>Consolidation of stand-alone City ordinances that regulate specific uses (i.e., Accessory Dwelling Units, Cannabis).</p>
Telecommunications Facilities	<p>These facilities are largely regulated by the federal government. Important changes in the NZO include:</p> <ul style="list-style-type: none"> • Acknowledgement that certain facilities proposed to be located on City-owned facilities or property are exempt from the requirement to obtain a Zoning Permit pursuant to recently adopted laws. • Facilities that are subject to this Chapter have their permit process and requirements clarified as to the applicability of being exempt or requiring a Zoning Clearance, LUP/CDP, or a Conditional Use Permit. • All applications for development associated with new or existing telecommunication facilities that are subject to the NZO shall provide color photo-simulations that visually depict each of the applicable development standards of this Section.

Part 5 – Administration Permits

Process Descriptions	Overview of Changes
Review Authorities	<p>Clarification of the roles and responsibilities of each level of Review Authority.</p> <p>A table clarifies roles and the appeal paths more clearly for the various types of ministerial permits and discretionary reviews.</p>

Part 5 – Administration Permits

Process Descriptions	Overview of Changes
Actions and Permits	<p>A separate Chapter lists out and references the associated Chapter for each type of action taken by the City as part of the discretionary review of a project and/or the ministerial approval of a specific type of zoning permit. This distinction is aimed at making it easier for the public and developers to understand and navigate to the appropriate part of the NZO for details on what type of review and approval they will need for a proposed project. Note: The discretionary review and action taken by a Review Authority occur at a public hearing, while an approval of a zoning permit yields a physical “permit” that can be printed, held, reproduced, archived, etc.</p>
Common Procedures	<p>The Common Procedures Chapter is new with the NZO. The intent of this Chapter is to consolidate procedures to provide clarity to the public and ensure consistent case processing across various development types.</p> <p>Changes were made to the noticing requirements so noticing is the same for the Inland and Coastal portions of the City. Notice is required to be mailed to all property owners and tenants within 500 feet of the exterior boundary of the subject parcel. When this results in a large number of mailed notices (greater than 1,000), the option to place a display ad in the newspaper instead of providing mailed notice has been eliminated. Note: City staff identified this item for Council consideration.</p> <p>Additional public notice requirements include: Notice for public hearings must be provided by electronic notice, story poles are required for all development over 20 feet in height except single-unit dwellings, press releases are required for projects with 10,000 square feet or more of structural development, on-site notice must meet certain size requirements, and Spanish translation must be provided for all email and print notices. On-site posted notice must include information on how to obtain details in Spanish. Note: City staff identified the size requirements for on-site notice for Council consideration.</p> <p>A separate section includes common findings applicable to and required for all City approvals.</p> <p>Revisions made to the appeal processes more precise in an effort to ensure that the aggrieved party clearly identifies the specific grounds on which their appeal is based. This clarification will help staff and the appeal review authority focus in on the actual specific issue being appealed.</p>
Zoning Clearance (ZC)	<p>The Zoning Clearance (ZC) permit type is new to the City. The ZC functions to fill the void in the existing City zoning ordinances for development that falls between that which is not exempt, but also does not trigger the need for a Land Use Permit (LUP) or Coastal Development Permit (CDP).</p>

Part 5 – Administration Permits

Process Descriptions	Overview of Changes
	<p>The ZC is a non-appealable permit that serves two functions.</p> <ol style="list-style-type: none"> First, this is the approval action for simple, small development projects that do not warrant either noticing or an opportunity for an appeal, as provided for with an LUP. Currently, there is no type of administrative permit that requires a City approval but does not allow for a local appeal. The ZC could therefore become a tool to allow City staff to review new development or a new Use to ensure consistency with the Zoning Ordinance while also allowing for a simpler process than exists now. Second, the ZC will act as the follow-on permit whenever there is a discretionary action (DP, CUP, etc.). Currently, this is handled through a unique type of LUP that is non-appealable. This process is moved to the ZC to make the non-noticed, non-appealable follow-on permit process clear and to distinguish its function from the LUP to avoid confusion.
Temporary Use Permits (TUPs)	The NZO creates a separate permit path for Temporary Uses. Current practice is to process Temporary Uses with an LUP. However, LUPs are designed to run with the land and are therefore an awkward fit for Temporary Uses.
	The new TUP will allow the Director to approve limited special circumstance uses, events, or structures for limited periods of time and condition them appropriately to minimize any potential short-term negative effects.
	Findings revised to reflect that nature of Temporary Uses as not necessarily fitting with the allowed uses and intent of the underlying zoning district. Furthermore, an additional required finding for certain temporary development within the Coastal Zone was added in order to comply with the Coastal Act.
	For Temporary Uses, the common procedures still apply, meaning that Temporary Uses do not get a guaranteed fast-tracked review that other permits are not afforded.
Design Review (DRB)	The NZO proposes significant changes to the Design Review process to respond to the comments from the DRB and the general public.
	The NZO discusses two distinct roles that the DRB will have, one is as the Review Authority with decision-making authority, while the other acts as a recommendation body for larger projects that are under the review authority of the Planning Commission or the City Council.
	Responding to the DRB's desire to have more time to review larger projects, the NZO reverts their review to the three levels of Design Review (Conceptual, Preliminary, and Final), with the possibility of having "Revised" approvals as well.
	The NZO recognizes the review and action of the DRB as a truly discretionary action; and, therefore subject to CEQA. As such, staff would process the appropriate CEQA document (all of which are envisioned to fall into a Categorical Exemption), as part of their action if they are the Review Authority.

Part 5 – Administration Permits

Process Descriptions	Overview of Changes
Development Plans (DP)	<p>The NZO eliminates the Director as a Review Authority for any form of DP in order to require a public hearing for all DPs before either the ZA or the PC, since these are typically larger projects with more potential for significant impacts as well as more detailed environmental review under CEQA.</p> <p>Residential projects up to four units are now do not need a DP.</p>
Coastal Development Permit (CDP)	<p>The following minor changes or clarifications to the existing Coastal Zoning Ordinance were made:</p> <ul style="list-style-type: none"> • Temporary Events were moved to the Temporary Use Chapter; • Addition of a required Coastal Act finding for development occurring seaward of the bluff-top; and • Moving a few sections of this Chapter to the Common Procedures Chapter
Modifications (MODs)	<p>Revisions made to make this Chapter consistent with General Plan policies and standards. This includes a requirement from the General Plan that Modifications to structure height and lot coverage be made by resolution. Consequently, these modifications may only be granted by the Planning Commission or City Council.</p> <p>The allowed modification from the height standard is now capped at between 20-30% of the district height standard.</p>
Reasonable Accommodations for Persons with Disabilities	<p>Minor revisions to this Chapter to make a formal required finding for approval of a reasonable accommodation for persons with disabilities.</p>

Part 6 – General Terms

Summary of Changes

The total number of defined terms has increased in order to add additional clarity to previous and newly added regulations. Compared to the existing zoning ordinances, the number has likely more than quadrupled.

Revisions were made to some definitions, others were restructured, and still some others were grouped together to make them easier to find (e.g., cannabis, signs, lot types, etc.).

An updated definition of common open space provides some clarity as to the scope of what areas may count towards an open space requirement.

Every use allowed in the NZO now has a definition to ensure clarity as to which use classification each potential use in the City fits in to.

USER'S GUIDE

Organization of the New Zoning Ordinance

The New Zoning Ordinance is organized into six parts, as follows:

- **Part I: General Provisions** establishes the overall organization and applicability of the regulations. This part also establishes the purpose of the ordinance, the authority for its establishment, and rules for construction of language and for measurements such as height, density, and floor area, that are applicable throughout the ordinance.
- **Part II: Base Zoning Districts** specifies the use and development regulations each set of base districts: Residential, Commercial, Office, Industrial, Public and Quasi-Public, and Open Space and Agricultural. This part specifies the land uses permitted or conditionally permitted in each district and includes special requirements or limitations, if any, that are applicable to specific uses. Base district regulations also include development standards to control the size, height, bulk, and location of structures, as well as lot dimensions.
- **Part III: Overlay Districts** includes general provisions for overlay districts, which modify base district regulations for specific purposes in specific geographical areas. Airport Environs, Affordable Housing, Hospital, Old Town Heritage, and Specific Plan overlay districts are established consistent with the General Plan/Coastal Land Use Plan.
- **Part IV: Regulations Applying in Multiple Districts** contains general standards that apply to multiple zoning districts, such as regulations for parking and loading, signs, lighting, landscaping, and wireless telecommunications facilities. This part also includes a chapter devoted to standards for specific land uses, such as emergency shelters, home occupations, accessory uses, and temporary uses.
- **Part V: Administration and Permits** establishes the Review Authority for different types of permits and approvals, as well as application processes, required findings, rules for hearings, public notification, and appeals, and procedures for enforcement of the ordinance.
- **Part VI: General Terms** contains two chapters. The first defines all land use classifications; the second defines terms that appear throughout the ordinance.

Major Provisions

The New Zoning Ordinance is based upon the City's land use policies in the General Plan/Coastal Land Use Plan, but also provides a new organizing framework. Major provisions are described below.

Base and Overlay Zoning Districts. Generally, zoning ordinances include two types of districts, base and overlay. "Base zoning districts" set the basic regulations that apply within the geographic area that defines the district. A community may want to vary some of the regulations within the base zoning district to respond to particular conditions within defined areas. "Overlay zoning districts" are often used for this purpose.

Overlay zoning districts are "laid over" or applied to base zoning districts in situations in which modification of permitted uses or required standards is appropriate due to specific conditions, circumstances, or goals. Overlay zoning districts can be geographically defined and mapped or can apply wherever specific conditions exist. Overlay districts are typically indicated with designators following the base zoning district symbol. For example, a property labeled **OI-H** is in the Office Institutional Base Zoning District (indicated by the **OI**) and the Hospital Overlay Zoning District (indicated by the **-H**). This example property is subject to the rules and regulations applicable to the Office Industrial District, except as specifically addressed in the rules and regulations for the Hospital Overlay District.

Every property in the City is within a Base Zoning District. Not every property is within an Overlay Zoning District.

Base Zoning Districts. Base zoning districts have been updated to be consistent with the General Plan. The ordinance has 19 base zoning districts, as shown in the following table. These districts are indicated on the Zoning Map by the Map Symbol.

BASE ZONING DISTRICTS		
Map Symbol	Full Name	General Plan Land Use Designation
RESIDENTIAL DISTRICTS		
RS*	Single Family Residential	Single-Family Residential
RP	Planned Residential	Planned Residential
RM	Residential - Medium Density	Medium-Density Residential
RH	Residential - High Density	High-Density Residential
RMHP	Residential - Mobile Home Park	Mobile Home Park
COMMERCIAL DISTRICTS		
CR	Regional Commercial	Regional Commercial
CC	Community Commercial	Community Commercial
OT	Old Town - Commercial	Old Town Commercial
VS	Visitor Serving - Commercial	Visitor Commercial
CI	Intersection or Highway Commercial	Intersection or Highway Commercial
CG	General Commercial	General Commercial

BASE ZONING DISTRICTS		
Map Symbol	Full Name	General Plan Land Use Designation
OFFICE DISTRICTS		
BP	Business Park	Business Park
OI	Office Institutional	Office and Institutional
INDUSTRIAL DISTRICTS		
IS	Service Industrial	Service Industrial
IG	General Industrial	General Industrial
OTHER DISTRICTS		
PQ	Public and Quasi-Public	Public/Quasi Public
OSPR	Open Space – Passive Recreation	Open Space/Passive Recreation
OSAR	Open Space – Active Recreation	Open Space/Active Recreation
AG	Agricultural	Agriculture
* Numerical designators denote the minimum lot area allowed (in 1,000s). Where there is not designator, the minimum lot area is set through the land division.		

Overlay Zoning Districts. The ordinance also has six overlay districts as shown below.

OVERLAY ZONING DISTRICTS	
Map Symbol	Full Name
-AE	Airport Environs
-AHO	Affordable Housing
-H	Hospital
-OTH	Old Town Heritage
-CBPSP	Cabrillo Business Park Specific Plan
-CRMSP	Camino Real Marketplace Specific Plan

Purpose Statements. Purpose statements are included for each base zoning district. Purpose statements help clarify the distinctions between districts by explaining the intent of the districts and provide an essential link between General Plan policies and use regulations and standards.

Use Classifications. Use classifications describe groups of similar uses (Residential; Public/Quasi-Public; Commercial; Industrial; Transportation, Communication, and Utilities; Agricultural; and Accessory) that are regulated by the classification title. Rather than attempt to list all uses that might be permitted, the classifications provide for an administrative determination of the most logical category. The land use classifications have been updated to reflect modern businesses, industries and community service types; to reflect the particularities of existing and desired uses in Goleta; and to be consistent across the Ordinance.

Graphics. Graphics are use throughout the ordinance to strengthen written provisions and to provide visual examples of both lawful and unlawful development, helping to clarify regulations that are often subject to competing or incorrect interpretations.

Using the Zoning Ordinance

Determining the Regulations for a Specific Site

To determine the regulations of the ordinance applicable to a specific site, you must first find the site on the Zoning Map. The map will show the base zoning district that is applicable to the site. Another map, the Overlay Districts Map will show if the site is subject to an overlay district.

Next, look up the corresponding regulations. Start with the regulations for the base districts in Part II. The tables in the base district regulations state whether a use is permitted by right, permitted with a Conditional Use Permit, or not permitted. Included in the tables is a column with references to additional regulations that apply to a specific use. Also, the regulations Part II contain applicable development standards and references to applicable development regulations elsewhere in the ordinance. In these cases, refer to the indicated sections. If the Overlay Districts Map indicates that your site is subject to an overlay district, look up the regulations for overlay districts in Part III.

Specific uses often have specific regulations, as provided in Part IV, Regulations Applying to Multiple Districts. Part IV also contains general standards that apply to multiple zoning districts. Although these regulations are likely to be referenced in regulations for the base districts, it is a good idea to check over Part IV to confirm if any of the regulations apply to the type of development you are proposing. Other key topics discussed in Part IV that affect and apply to development, beyond use regulations, include but are not limited to: Coastal Access, Inclusionary Housing, Lighting, Landscaping, and Signs.

If any terms are unclear, or if you want to know what the intended use of a property is classified as, then look at Part VI, General Terms.

The regulations in Parts II, III, and IV will indicate whether a use is subject to a permit or design review. These procedures are described in Part V, Administration and Permits. Appeal provisions in this part show what steps to follow if you want to appeal a decision of a Review Authority.

Numbering and Referencing

The Zoning Ordinance is Title 17 of the Goleta Municipal Code. Each Section in the Zoning Ordinance follows the numbering format of 17.XX.XXX. The first two digits refer to the Title 17, the next two digits refer to the chapter, and the final three digits refer to the section within the chapter. For example, 17.04.020 refers to the second section of Chapter 4 of Title 17. Within sections; subsections, paragraphs and subparagraphs are denoted by letters and numbers. The overall organization is as follows:

Chapter 17.01 Chapter Name

17.01.010 Title of First Section

- A. Subsection
 - 1. Paragraph
 - a. Subparagraph
 - (1) Sub-subparagraph

17.01.020 Title of Second Section

- A. Subsection
 - 1. Paragraph
 - a. Subparagraph
 - (1) Sub-subparagraph

Additional Information

For additional information, visit the project website at www.goletazoning.com or contact Anne Wells, Advance Planning Manager, at (805) 961-7557, awells@cityofgoleta.org.

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