



City of Santa Barbara

USES PERMITTED IN VARIOUS ZONES*

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A-1, A-2, E-1, E-2, E-3 and R-1 ONE-FAMILY RESIDENCE ZONES

28.15.030 Uses Permitted.

- A. A single residential unit occupying a single lot, or a group home.
- B. Accessory buildings or uses as follows:
 - 1. A private garage, carport or parking spaces.
 - 2. Work or storage sheds for any non-commercial use or equipment.
 - 3. The keeping of horses and necessary outbuildings in conjunction with the residential use of a lot and subject to the following conditions:
 - a. The keeping of horses shall be permitted only on lots having an area of twenty thousand (20,000) square feet or more, but in no event for commercial purposes, and provided that the number of animals on any one (1) lot shall be limited to one (1) for every ten thousand (10,000) square feet of lot area, but not more than five (5) per lot.
 - b. The keeping of such animals shall conform to all other provisions of law governing same, and no such animals nor any pen, stable, barn or corral shall be kept or maintained within thirty-five feet (35') of any dwelling or other building used for human habitation, or within seventy-five feet (75') of the front lot line of the lot upon which it is located, or within seventy-five feet (75') of any public park, school, hospital or similar institution.
 - c. The keeping of any other animal is only permitted pursuant to the provisions of Title 6 of the Santa Barbara Municipal Code.
- C. A Home Occupation.
- D. A State-licensed Small Family Day Care Home.
- E. A State-licensed Large Family Day Care Home, subject to the provisions in Chapter 28.93 of this Title.
- F. State authorized, licensed or certified use to the extent it is required by State Law to be an allowed use in residential zones.
- G. A Mobilehome which has been certified under the National Mobilehome Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.), as amended from time to time, on an approved permanent foundation.
- H. Agriculture, as defined in Section 28.04.030 of this Title, subject to administrative guidelines necessary to monitor and carry out these standards which may be adopted and amended from time to time by resolution of the City Council and subject to the following performance standards:
 - 1. Accessory Buildings. Accessory buildings for agricultural purposes shall not exceed five hundred (500) square feet in aggregate and shall be located a minimum of one hundred (100) feet from any property line. Accessory buildings used for agricultural purposes may be placed on a parcel without a main building. Accessory buildings shall not be placed on ridgelines or in such a manner that the peak of the roof exceeds the ridgeline elevation by more than six (6) feet. All accessory buildings shall be placed outside of the 100-year floodplain of any creeks or drainages on the property. Building siding and roof colors shall be in earth or vegetation tones to minimize visibility unless otherwise approved by the Architectural Board of Review or the Historic Landmarks Commission. If an applicant proposes an agricultural accessory building in excess of five hundred (500) square feet in area, the applicant may apply for a modification under Chapter 28.92 of this Title.
 - 2. Storage Requirements. All flammables, pesticides and fertilizers shall be stored in accordance with the regulations of the Uniform Fire Code and Santa Barbara County Department of Health Services or successor agency. At a minimum, any area where such materials are stored shall

have a continuous concrete floor and lip which is tall enough to contain one hundred and ten percent (110%) of the volume of all the materials stored in the area. No pesticides, chemical fertilizers or other hazardous materials shall be stored outside of buildings.

3. Large Vehicles. No vehicles in excess of five (5) tons shall be kept, stored or parked on the property, except that such vehicles may be on the property as necessary for completion of grading performed in accordance with a grading permit issued by the City of Santa Barbara.
 4. Sanitation. Sanitary facilities shall be provided for agricultural workers as required by the Santa Barbara County Division of Environmental Health and the California Occupational Safety and Health Administration.
 5. Water Meters. All agricultural operations involving an area of one-half (½) acre or greater shall be placed on "Irrigation" water meters, as defined by authorization of Title 14 of this Code.
 6. Irrigation Systems. All new or retrofitted agricultural irrigation systems for agricultural uses other than those carried out in greenhouses, shall be designed in accordance with the standards of the Soil Conservation Service for water conserving irrigation.
- I. Improvements and additions of 500 square feet or less to existing Public Works Facilities including, but not limited to, sewer lift stations, pump stations, water wells, pressure reducing stations, generator enclosures, minor improvements to existing water storage reservoirs and other miscellaneous structures incidental to or improving the existing use. Standard construction conditions may be imposed on the building permit as deemed appropriate by the Community Development Director. (Ord. 5459, Section 3, 2008; Ord. 5380, 2005; Ord. 4924, 1995; Ord. 4878, 1994; Ord. 4858, 1994; Ord. 4346, 1985; Ord. 4269, 1984; Ord. 4113, 1981; Ord. 3710, 1974; Ord. 3613, 1974; Ord. 2868, 1962.)

28.15.040 Locations Allowed for Mobilehomes.

- A. USE OF MOBILEHOMES GENERALLY. Mobilehomes installed in accordance with Section 28.15.030.G may be only allowed on lots located in One-Family Residence Zones, except where the lot is located within:
1. City-designated high fire hazard area (as designated in Chapter 22.04 of this Code).
 2. Any landmark district established in accordance with Chapter 22.22 of this Code.
- B. INTERIM USE OF A MOBILEHOME TO PROVIDE FIRE SERVICE. Notwithstanding Subsection A hereof, a mobilehome may be used at City Fire Station No. 7 (Sheffield/Stanford Station) in accordance with Santa Barbara Municipal Code Section 28.15.030.G for the purposes of providing fire protection services, provided the following conditions apply: 1. that such use does not continue for a period of time in excess of five (5) years from its initiation; 2. that the mobilehome is not installed on a permanent foundation; 3. that the requirements of Santa Barbara Municipal Code Section 28.15.085.A and B regarding the required setback and lot coverage regulations are observed to the greatest extent feasible. (Ord. 5459, 2008; Ord. 5275, 2003; Ord. 4269, 1984; Ord. 4134, 1982; Ord. 4113, 1981.)

R-2 TWO-FAMILY RESIDENCE ZONE

28.18.030 Uses Permitted.

The land uses permitted in the R-2 Zone shall be as follows:

1. One and two family dwellings;
2. Any use permitted in the R-1 Zone and subject to the restrictions, limitations and conditions contained therein as an expressly permitted land use in the R-2 Zone except that the construction and use of a parcel for more than one dwelling unit (including buildings and uses accessory thereto) shall be subject to the specific restrictions of the R-2 Zone as established in this Chapter.

3. Buildings and uses accessory to the residential uses allowed under subparagraphs (1) and (2) above. (Ord. 5271, 2003; Ord. 4912, 1995; Ord. 3710, 1974; Ord. 2585, 1957.)

R-3 LIMITED MULTIPLE-FAMILY RESIDENCE ZONE

28.21.030 Uses Permitted.

1. Any use permitted in the R-2 Zone and subject to the restrictions and limitations contained therein, except that any use specifically mentioned hereafter shall be subject to the restrictions of the R-3 Zone.
2. One-, two-, and multiple-family dwellings.
3. Community care facilities, residential care facilities for the elderly and hospices serving 7 to 12 individuals subject to the provisions in Chapter 28.93.

R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE

28.21.030 Uses Permitted.

1. Any use permitted in the R-3 Zone and subject to the restrictions and limitations contained therein, except that any such use specifically mentioned hereafter shall be subject to the restrictions of the R-4 Zone.
2. Hotels and related recreational, conference center and other auxiliary uses primarily for use by hotel guests. Any hotels, when units are designed or constructed with cooking facilities shall, as to such units, be subject to the lot area per unit requirements of the R-4 Zone and to the parking requirements for multiple family units required in Subsection 28.90.100.G.3 of this Code. Such hotels when designed, constructed or used for either twenty-four (24) or more dwelling units, or fifty (50) guest rooms or more may include a business, except a restaurant, conducted therein for the convenience of the occupants and their guests; provided entrance to such places of business be from the inside of such buildings; that the floor area used for all the businesses in the facility shall not exceed thirty percent (30%) of the total ground floor area of all the buildings comprising the hotel which are on a single lot or contiguous lots; and provided further that no street frontage of any such building shall be used for such business. Any hotel, regardless of the number of units or rooms therein, may include a restaurant for use by the hotel occupants and their guests only, provided that such facility conforms to all other requirements imposed on any "business" by this paragraph. A restaurant not conforming to all other requirements imposed on any "business" by this paragraph or not for use solely by hotel occupants and their guests may be established only if a conditional use permit is obtained for operation of a restaurant under Chapter 28.94 of this Code. (Ord. 4858, 1994; Ord. 4199, 1983; Ord. 3710, 1974; Ord. 2585, 1957.)

R-O RESTRICTED OFFICE ZONE

28.48.030 Uses Permitted.

- A. Any use permitted in the R-3 Limited Multiple-family Residence Zone except as otherwise provided in Subsection B. herein.
- B. When land classified in an R-O Zone is also classified in another zone, as provided by Section 28.48.001, the following uses shall be permitted:
 1. Any use permitted in the other zone in which the land is classified and when so used subject to the restrictions and limitations contained therein.
 2. Any use permitted in the following subsections and subject to the restrictions and limitations contained in this Chapter.
- C. Office buildings in which no activity is carried on catering to retail trade with the general public and no stock of goods is maintained for sale to customers, for the following office uses: accountant,

architect, attorney, branch bank, dentist, engineer, insurance broker, physician, real estate broker or stock broker.

- D. Research and development establishments and related administrative operations, subject to provisions and definitions contained in Section 28.60.005, 28.60.030 and 28.60.040 of this Title.
- E. Community care facilities, residential care facilities for the elderly and hospices serving 7 to 12 individuals.
- F. State-licensed Large Family Day Care Homes. (Ord. 4858, 1994; Ord. 3710, 1974; Ord. 3120, 1966.)

C-O MEDICAL OFFICE ZONE

28.51.030 Uses Permitted.

- A. Any residential use permitted in the R-3 Limited Multiple-family Residence Zone.
- B. Professional offices offering medical and related services, including the following: chiropodists, chiropractors, clinics, dentists, opticians, optometrists, osteopaths, physicians, surgeons and other similar medical offices as approved by the Planning Commission.
- C. Hospitals, skilled nursing facilities and other similar buildings and facilities for the treatment of human ailments where facilities are provided for the keeping of patients overnight or longer, subject to the issuance of a conditional use permit and subject to the special procedural provisions prescribed in Chapter 28.94 of this Code.
- D. Accessory buildings and accessory uses such as medical laboratories and prescription pharmacies.
- E. Medical equipment and supply stores of no more than 3,000 square feet of net floor area. Medical equipment and supply stores of more than 3,000 square feet of net floor area are subject to the issuance of a Conditional Use Permit under Chapter 28.94 of this Code.
- F. Banks of no more than 1,000 square feet of net floor area. Banks of more than 1,000 square feet of net floor area are subject to the issuance of a Conditional Use Permit issued under Chapter 28.94 of this Code.
- G. Community care facilities, residential care facilities for the elderly and hospices serving up to 12 individuals.
- H. State-licensed Large Family Day Care Homes.
- I. Birth Centers.
- J. Other businesses and occupations that are substantially similar to the uses enumerated above, as determined and documented by the Community Development Director in a manner similar to the substantial conformance determination process provided in the adopted Planning Commission Guidelines. (Ord. 5459, 2008; Ord. 4858, 1994; Ord. 3943, 1978; Ord. 3882, 1977; 3413, 1970; Ord. 3398, 1970; Ord. 2868, 1962; Ord. 2585, 1957.)

C-P RESTRICTED COMMERCIAL ZONE

28.54.030 Uses Permitted in the C-P Zone.

- A. Any use permitted in the R-4, R-O and C-O Zones and subject to the use restrictions and limitations contained in the respective zone and in Section 28.54.130.
- B. Any of the following uses:
 - 1. Art school.
 - 2. Automobile parking areas.
 - 3. Automobile service station or automobile service station/mini-market containing not more than six (6) pumps and limited to incidental tire and tube repairing, battery servicing, automobile lubrication and other minor automotive service and repair with a conditional use permit issued pursuant to Subsection 28.94.030.U of this Code.

4. Bakery employing not more than ten (10) persons.
5. Bank.
6. Barber shop.
7. Beauty shop.
8. Billiard parlor.
9. Bookstore.
10. Bowling alley.
11. Caterer.
12. Child care center.
13. Confectionery store.
14. Dancing school.
15. Dressmaking or millinery shop.
16. Drugstore.
17. Dry cleaning, pressing and laundry agency.
18. Dry goods or notion store.
19. Florist shop.
20. Garden nursery.
21. Gift shop.
22. Grocery, fruit and vegetable store.
23. Hardware store.
24. Household appliance store and repair.
25. Ice storage house of not more than five (5) ton capacity.
26. Jewelry store.
27. Liquor store.
28. Meat market or delicatessen.
29. Music and vocal schools.
30. Pet shop.
31. Photographic shop.
32. Restaurant, bar, tearoom or cafe.
33. Self-service laundry or dry cleaning.
34. Shoe store or shoe repair shop.
35. Stationery store.
36. Tailor, clothing or wearing apparel shop.
37. Television, radio store and repair.
38. Veterinary hospital for small animals provided;
 - a. That no animals are to be boarded overnight except for medical reasons.
 - b. That the building shall be designed so as to prevent the escape of all obnoxious odors and noises.
39. Wig shop.
40. Household hazardous waste collection facility, as defined in Section 28.04.405.
41. Accessory buildings and accessory uses, including a storage garage for the exclusive use of the patrons of the above stores or businesses.

42. Automobile rental, restricted to passenger vehicles, not including trailers, campers, trucks, recreational vehicles, etc., with the specific location subject to approval by the Planning Commission.
 43. Other businesses and occupations that are substantially similar to the uses enumerated above, as determined and documented by the Community Development Director in a manner similar to the substantial conformance determination process provided in the adopted Planning Commission Guidelines.
- C. The above specified stores, shops or businesses, to the extent that they sell merchandise shall sell only at retail, shall sell only new merchandise, except for the resale of used merchandise acquired incidentally in the sale of new merchandise, and shall be permitted only under the following conditions:
1. Such store, shop or business, except automobile service station and nursery shall be conducted entirely within an enclosed building.
 2. Products made incidental to a permitted use shall be sold at retail on the premises. (Ord. 5459, 2008; Ord. 5380, 2005; Ord. 5040, 1998; Ord. 4858, 1994; Ord. 4825, 1993; Ord. 4033 §4, 1980; Ord. 3727, 1975.)

C-L LIMITED COMMERCIAL ZONE

28.57.030 Uses Permitted in the C-L Zone.

- A. Any use permitted in the R-O, C-O and R-4 Zones and subject to the use restrictions and limitations contained in the respective zone, except that any such use specifically mentioned hereafter shall be subject to the use restrictions of the C-L Zone.
- B. Any of the following uses:
1. Antique shop.
 2. Bank.
 3. Barber, beauty shop, including hair stylist.
 4. Candy, ice cream, pastry shop.
 5. Caterer.
 6. Child Care Center.
 7. Delicatessen and specialty food store, including convenience grocery items.
 8. Drug store and pharmacy, limited to stores carrying primarily drugs, personal care and health products.
 9. Florist shop.
 10. Funeral parlor.
 11. Gift shop.
 12. Household hazardous waste collection facility, as defined in Section 28.04.405 of this Title.
 13. Interior decorating shop.
 14. Jewelry store.
 15. Liquor, wine store.
 16. Photographic studio.
 17. Restaurant.
 18. Other businesses and occupations that are substantially similar to the uses enumerated above, as determined and documented by the Community Development Director in a manner similar to the substantial conformance determination process provided in the adopted Planning Commission Guidelines.

- C. The above-specified stores, shops or businesses shall be permitted only under the following conditions:
 - 1. Merchandise shall be sold only at retail;
 - 2. Except for restaurants and child care centers, all activities shall be conducted entirely within an enclosed building;
 - 3. Products made incidental to a permitted use shall be sold at retail on the premises.
- D. Accessory buildings and uses. (Ord. 5459, 2008; Ord. 4825, 1993; Ord. 3710, 1974; Ord. 2585, 1957.)

C-1 LIMITED COMMERCIAL ZONE

28.63.030 Uses Permitted in the C-1 Zone.

- A. Any use permitted in the R-4, R-O and C-O Zones and subject to the use restrictions and limitations contained in the respective zone and in Section 28.63.130, except as otherwise provided in Subsection B. herein.
- B. When land classified in a C-1 Zone is also classified in another zone, as provided in Section 28.63.001, uses shall be limited to the following:
 - 1. Any use permitted in Subsection C. herein;
 - 2. Any use permitted in the other zone in which the land is classified and when so used subject to the restrictions and limitations contained therein.
- C. Any of the following uses:
 - 1. Antique shop.
 - 2. Automobile service station or automobile service station/mini-market, and accessory uses, limited to incidental tire and tube repairing, battery servicing, automobile lubrication and other minor automotive service within the building not including auto body repair with a conditional use permit issued pursuant to Subsection 28.94.030.U of this Code.
 - 3. Bakery employing not more than ten (10) persons.
 - 4. Bank.
 - 5. Barber shop.
 - 6. Beauty shop.
 - 7. Billiard parlor.
 - 8. Bookstore.
 - 9. Caterer.
 - 10. Child Care Center.
 - 11. Clothing store.
 - 12. Club or lodge.
 - 13. Confectionery store.
 - 14. Dressmaking or millinery shop.
 - 15. Drugstore.
 - 16. Dry cleaning, pressing and laundry agency.
 - 17. Dry goods or notion store.
 - 18. Florist.
 - 19. Garden nursery.
 - 20. Gift shop.
 - 21. Grocery, fruit and vegetable store.
 - 22. Hardware store.

23. Hotel.
 24. Household appliance store and repair.
 25. Household hazardous waste collection facility, as defined in Section 28.04.405 of this Title.
 26. Ice storage house of not more than five (5) ton capacity.
 27. Interior decorator.
 28. Jewelry store.
 29. Liquor store.
 30. Meat market or delicatessen store.
 31. Offices: general, administrative, business, professional, public.
 32. Pet store.
 33. Photographer.
 34. Photographic store.
 35. Research and development.
 36. Restaurant and bar.
 37. Self-service laundry and dry cleaning.
 38. Shoe store, shoe repair.
 39. Stationery store.
 40. Tailor.
 41. Television and radio store and repair.
 42. Veterinary hospital for small animals, provided:
 - a. That no animals are to be boarded overnight except for medical reasons.
 - b. The building shall be designed so as to prevent the escape of all obnoxious odors and noises.
 43. Wig shop.
 44. Accessory buildings and accessory uses, including a storage garage for the exclusive use of the patrons of the above stores or businesses.
 45. Other businesses and occupations that are substantially similar to the uses enumerated above, as determined and documented by the Community Development Director in a manner similar to the substantial conformance determination process provided in the adopted Planning Commission Guidelines.
- D. The above-specified stores, shops or businesses shall be permitted only under the following conditions:
1. Such stores, shops or businesses, except automobile service stations, child care centers, and nurseries, shall be conducted entirely within an enclosed building.
 2. Products made incidental to a permitted use shall be sold at retail on the premises. (Ord. 5459, 2008; Ord. 5380, 2005; Ord. 4825, 1993; Ord. 4033 §5, 1980; Ord. 3710, 1974; Ord. 3461, 1970; Ord. 3421, 1970; Ord. 3398, 1970.)

C-2 COMMERCIAL ZONE

28.66.030 Uses Permitted.

- A. Any use permitted in the C-P Zone and subject to the use restrictions and limitations contained in that zone, except that any such use specifically mentioned hereafter shall be subject to the restrictions of the C-2 Zone.

- B. Such use shall not be inimical to the public health, welfare, safety or morals by reason of the offering to distribute, or distributing or exhibition to members of the public of any obscene matter as defined in Section 311 of the Penal Code of the State of California.
- C. Any of the following uses:
1. Retail, wholesale or service store or business provided that there shall be no manufacturing, assembly, processing or compounding or products other than such as are customarily incidental or essential to such establishments and provided further that there shall be not more than ten (10) persons engaged in any such manufacture, processing or treatment of products, and not more than fifty percent (50%) of the floor area of the building is used in the treatment, manufacture or processing of products, and that such operations are not objectionable due to noise, odor, dust, smoke, vibration or other similar causes.
 2. Advertising sign board or structure.
 3. Automobile parking area.
 4. Automobile super service station or automobile service station/mini-market including automobile laundry or car wash and auto steam cleaning establishment provided that all tire and tube repairing, battery, servicing and steam cleaning shall be conducted wholly within a building with a conditional use permit issued pursuant to Subsection 28.94.030.U of this Code.
 5. Bakery employing not more than twenty (20) persons on premises.
 6. Bath, Turkish and the like.
 7. Billiard or pool hall or bowling alley.
 8. Blueprinting and photostating shop.
 9. Church.
 10. Cleaning and pressing establishment using non-inflammable and non-explosive cleaning fluid.
 11. Conservatory of music.
 12. Contractor - no outside storage or storage of heavy equipment.
 13. Department store.
 14. Educational facility.
 15. Electric distributing substation.
 16. Funeral parlor.
 17. Furniture warehouse for storing personal household goods.
 18. Health club, spa, gymnasium.
 19. Hospital, clinic or skilled nursing facility.
 20. Interior decorating shop.
 21. Medical laboratory.
 22. Parking garage, public.
 23. Pest control.
 24. Plumbing shop.
 25. Printing, lithographing or publishing establishment.
 26. Public parking area.
 27. Radio and television store.
 28. Refrigerated locker.
 29. Restaurant, tea room or cafe.
 30. Skating rink.
 31. Storage garage, including repairing and servicing.

32. Studio.
 33. Taxidermist.
 34. Telephone exchange.
 35. Theater or auditorium (except drive-in theater).
 36. Trade school, not objectionable due to noise, odor, dust, smoke, vibration or other similar causes.
 37. Trailer and equipment sales and rental - non-industrial use.
 38. Upholstery shop.
 39. Used car sales area, provided that no repair or reconditioning of automobiles shall be permitted, except when enclosed in a building.
 40. Wedding chapel.
 41. Other businesses and occupations that are substantially similar to the uses enumerated above, as determined and documented by the Community Development Director in a manner similar to the substantial conformance determination process provided in the adopted Planning Commission Guidelines.
- D. Accessory buildings and accessory uses. (Ord. 5459, 2008; Ord. 5380, 2005; Ord. 4858, 1994; Ord. 4033 §6, 1980; Ord. 3710, 1974; Ord. 3461, 1970; Ord. 3421, 1970; Ord. 3398, 1970; Ord. 2763, 1960.)

C-M COMMERCIAL MANUFACTURING ZONE

28.69.030 Uses Permitted.

- A. Any use permitted in the C-2 Zone and subject to the use restrictions and limitations contained in that zone, except that any such use specifically mentioned hereafter shall be subject to the restrictions of the C-M Zone.
- B. Any of the following uses, provided that such operations, manufacturing, processing or treatment of products are not obnoxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, wastes, noise, vibrations, disturbances or other similar causes which may impose hazard to life or property:
 1. Automobile body shop.
 2. Automobile paint shop.
 3. Bakery goods manufacturing.
 4. Boat building and repairing and machine shop.
 5. Building contractor and material storage.
 6. Cabinet shop.
 7. Canvas and canvas products manufacturing.
 8. Car wash.
 9. Cement products manufacturing.
 10. Cleaning and dyeing.
 11. Clothing products manufacturing.
 12. Draying and truck yard or terminal.
 13. Electronics products manufacturing.
 14. Equipment and trailer rental and storage.
 15. Food products manufacturing.
 16. House moving.

17. Laundry.
 18. Lumber yard.
 19. Machine shop.
 20. Plating works.
 21. Produce warehouse.
 22. Research and development establishment and related administrative operations.
 23. Rug cleaning.
 24. Sheet metal shop.
 25. Sign manufacturing.
 26. Storage warehouse.
 27. Tire retreading.
 28. Veterinary hospital.
 29. Other businesses and occupations that are substantially similar to the uses enumerated above, as determined and documented by the Community Development Director in a manner similar to the substantial conformance determination process provided in the adopted Planning Commission Guidelines.
- C. Accessory buildings and accessory uses. (Ord. 5459, 2008; Ord. 3710, 1974; Ord. 3398, 1970; Ord. 3120, 1966.)

M-1 LIGHT MANUFACTURING ZONE

28.72.030 Uses Permitted.

- A. Any use permitted in the C-M Zone subject to the use restrictions and limitations contained in that zone, except that any such use specifically mentioned hereafter shall be subject to the restrictions of the M-1 Zone. Furthermore, no building or any portion of a building shall be erected or used as a dwelling except for a caretaker or night watchperson's residence of no more than four hundred (400) square feet of net floor area.
- B. Any of the following uses are permitted provided that such operations, manufacturing, processing or treatment of products are not obnoxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, wastes, noise, vibrations, disturbances or other similar causes which may impose a hazard to life or property:
1. Agricultural equipment rental.
 2. Alcohol and alcoholic beverages manufacture.
 3. Assembly plant.
 4. Automobile body and fender works, painting and upholstery and automobile laundry.
 5. Awning manufacturing.
 6. Bag manufacturing.
 7. Battery manufacturing and rebuilding.
 8. Bedspring manufacturing.
 9. Bookbinding.
 10. Bottling plant.
 11. Brewery.
 12. Brush manufacturing.
 13. Building materials, new and used.
 14. Candle manufacturing.

15. Candy manufacturing.
16. Cannery (except fish and meat products).
17. Cellophane products manufacturing.
18. Cement products manufacturing.
19. Cesspool - pumping, draining, cleaning.
20. Church.
21. Cigar and cigarette manufacturing.
22. Cleaning and dyeing, wholesale.
23. Clock factory.
24. Clothing manufacturing.
25. Coffee roasting.
26. Cold storage plant.
27. Contractor, farming equipment.
28. Cork products manufacturing.
29. Cornice works.
30. Cosmetics manufacturing.
31. Cotton storage.
32. Covenant or monastery, subject to the issuance of a Conditional Use Permit issued under Chapter 28.94 of this Code.
33. Creamery.
34. Dextrine manufacturing.
35. Distribution plant.
36. Dog kennel, boarding, breeding or training.
37. Draying and truck yard or terminal.
38. Drug manufacturing.
39. Educational facility, subject to the issuance of a Conditional Use Permit issued under Chapter 28.94 of this Code.
40. Electrical appliance and equipment manufacturing.
41. Electric utility warehouse and service yard or electric transmission substation.
42. Electronic instruments and devices manufacturing.
43. Feather products, manufacturing or renovation.
44. Felt products manufacturing.
45. Fiber products manufacturing.
46. Fixture manufacturing, gas, electric.
47. Fumigating contractor.
48. Furniture manufacturing.
49. Hay barn.
50. Horn products manufacturing.
51. Ice manufacturing and storage.
52. Ink manufacturing.
53. Insecticides manufacturing.
54. Iron works, ornamental (no casting).
55. Knitting mill.

56. Laboratory for research, testing and experimental purposes.
57. Leather products manufacturing (no tanning).
58. Machinery, farm and repair.
59. Malt products manufacturing.
60. Medicine manufacturing.
61. Metal spinning.
62. Milk pasteurization.
63. Millinery manufacturing.
64. Novelty manufacturing.
65. Packing plant, fruit and vegetables.
66. Paint mixing (no boiling).
67. Paper products manufacturing.
68. Perfume manufacturing.
69. Phonograph manufacturing.
70. Plastic products manufacturing.
71. Plating.
72. Pottery and statuary manufacturing.
73. Produce yard or terminal.
74. Pumping plant.
75. Refrigerating plant.
76. Rope plant.
77. Rubber products manufacturing.
78. Rug manufacturing.
79. Sandpaper manufacturing.
80. Sea shell products manufacturing.
81. Sheet metal products.
82. Starch mixing and bottling.
83. Stone grinding, cutting and dressing.
84. Tool manufacturing (no drop hammer or punch presses).
85. Toy manufacturing.
86. Venetian blind manufacturing.
87. Wood products manufacturing.
88. Other businesses and occupations that are substantially similar to the uses enumerated above, as determined and documented by the Community Development Director in a manner similar to the substantial conformance determination process provided in the adopted Planning Commission Guidelines.

C. Accessory buildings and accessory uses. (Ord. 5459, 2008; Ord. 3710, 1974; Ord. 3398, 1957.)

R-H RESORT-RESIDENTIAL HOTEL ZONE

28.27.010 Dual Zoning Classifications.

Land classified and zoned as R-H shall also be classified and zoned as E-1, E-2, E-3, R-1, R-2 or R-3. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.27.015 Regulations Applicable to R-H Zone/Exclusive Development and Use.

The regulations contained in this part shall apply to property zoned R-H and developed for the uses permitted in Section 28.27.030.

Property classified and zoned R-H shall be developed and used either exclusively under the regulations contained in this part, or exclusively under the regulations applicable to the underlying residential zone. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.27.030 Uses Permitted.

The following uses are permitted in R-H Zones:

1. Resort-residential hotels, consisting of a main building containing dwelling units, and regularly maintained, customary and usual hotel facilities conducted for the convenience of the occupants and their guests including, without limitation, dining rooms, cocktail lounges, news stands and similar facilities, all of which have their main entrance from the lobby; and
2. Together with, and operated under the same ownership as the main building, separate residential structures, hereinafter called guest buildings.
 - a. Dwelling units in guest buildings may be equipped with kitchens.
 - b. A single guest building may not contain in excess of twelve (12) bedrooms, nor in excess of six (6) dwelling units.
 - c. At least fifty percent (50%) of the total number of dwelling units shall be located in guest buildings. (Ord. 3710, 1974; Ord. 2585, 1957.)

P-D PLANNED DEVELOPMENT ZONE

28.39.030 Uses Permitted.

1. Any use permitted in the other zone in which the land is classified and when so used subject to the restrictions and limitations contained therein.
2. Any of the following uses and subject to the restrictions and limitations contained in this chapter.
 - (1) New automobile sales, rental and leasing, including trucks of not more than one (1) ton capacity, and including the following accessory uses:
 - (a) Used car sales;
 - (b) Automotive repair and servicing conducted entirely within a building. Repair bays shall not be visible from a public street;
 - (c) Motor home and camper sales;
 - (d) Incidental sales, servicing and repair of trucks, truck trailers and buses greater than one (1) ton capacity.
 - (2) Automobile washing and polishing.
 - (3) Automobile diagnostic center.
 - (4) Automobile service station and accessory uses limited to incidental tire and tube repairing, battery servicing, automobile lubrication and other minor automotive service within the building, not including auto body repair.
 - (5) Bank.
 - (6) Boat sales.
 - (7) Church.
 - (8) Club or lodge.
 - (9) Hospital.
 - (10) Hotel, motel.

- (11) Museum.
- (12) Offices: general, administrative, business, professional and public.
- (13) Parking lots.
- (14) Public building.
- (15) Recreational vehicle storage.
- (16) Research and development.
- (17) Restaurant.
- (18) Schools: art, music, dance, vocational and public.
- (19) Sports centers.
- (20) Tennis, swimming, lawn bowling or other sporting club.
- (21) Theatre or auditorium.
- (22) Trailer sales.
- (23) Mini-warehouse, designed and used exclusively for storage of privately owned household articles and vehicles not in inventory for resale; individual storage compartments not to exceed 400 square feet in area. (Ord. 3853, 1976.)

PUD PLANNED UNIT DEVELOPMENT ZONE

28.36.030 Uses Permitted.

- A. Any use permitted in the basic zone classification.
- B. Planned unit developments containing:
 1. Single-family and/or two-family dwellings.
 2. Multiple-family dwellings, provided no building shall contain more than four (4) dwelling units.
 3. Accessory buildings and uses, such as recreation facilities, parking lots, carports and garages, private and public parks, open spaces and areas for public and private use.
- C. A State-licensed Small Family Day Care Home.
- D. A State-licensed Large Family Day Care Home, subject to the provisions in Chapter 28.93.
- E. State authorized, licensed, or certified uses to the extent they are required by State Law to be allowed in residential zones. (Ord. 4912, 1995; Ord. 4858, 1994; Ord. 3710, 1974; Ord. 2585, 1957.)

SP-5 ZONE

28.46.010 Uses Permitted.

The uses permitted in the SP-5 Zone in the SP-5 Land Use Map depicted on Map A shall be as follows:

Land Use A - Single Residential Units: Uses permitted in Area A are:

1. Single Residential units;
2. Recreational uses including, but not limited to, spas, jacuzzis, and children's play areas;
3. Private open space including, but not limited to, patios, decks, and yards for the private use of the residents of individual homes; and
4. Uses, buildings, and structures incidental, accessory and subordinate to the permitted uses.

Land Use B - Dedicated Open Space: This area is to be maintained in a natural state to pre-serve the creek habitat, protect the steep slopes from erosion, and maintain the scenic quality of these areas. Uses permitted in Area B are:

1. Installation of storm drain systems;

2. Flood control projects; and
3. Brush removal, not including trees, for fire protection purposes, subject to Municipal Code provisions for vegetation removal.

Land Use C - Common Passive Open Space: This area is to be used for passive recreation. Uses permitted in Area C are:

1. Walking trails;
2. Bicycle paths; and
3. Utilities, storm drains, flood control and other infrastructures as approved by the City.

Land Use D - Private Active Recreation: This area is to be used as common recreation for the residents. Uses permitted in Area D are:

1. One recreation building not to exceed 1,500 square feet for the exclusive use of residents and their guests for private social functions;
2. Outdoor decks and picnic areas, barbecue, volleyball court, active recreation lawn area, playground equipment, parking and other incidental amenities appropriate to this use;
3. Landscaped areas for common use; and
4. Drainage detention areas and related facilities.

Land Use E - Neighborhood Recreation: This area is to be developed as a common recreation facility available for use by residents of adjoining neighborhood. Uses permitted in Area E are:

1. Playground equipment, picnic areas, active recreation lawn areas, and other incidental amenities appropriate to this use;
2. Landscaped areas for common use;
3. Open areas required for the protection of scenic, habitat or other resources; and
4. Storm drainage improvements and detention areas and related facilities.

Land Use F - Circulation: This area is to be used for roads and on-street parking. Uses permitted in Area F are:

1. Roads;
2. Sidewalks; and
3. On-street parking areas. (Ord. 4900, 1995.)

RIVIERA CAMPUS SPECIFIC PLAN SP-7 ZONE

28.47.010 Permitted Land Uses.

The following land uses are permitted in the Riviera Campus Specific Plan Zone:

- A. Research and development establishments and related administrative operations, provided that no manufacturing is permitted, and further provided that such uses or operations are not hazardous, offensive or obnoxious by reason of the emission of odor, dust, heat, glare, gas fumes, smoke, vibrations, electromagnetic or other radiation resulting in radio or television interference, or by reason of the storage or disposal of waste materials or other products of such operations.

For the purposes of this Section, the word manufacturing shall mean the fabrication, assembly or production of articles other than prototypes or models used for experimentation or research. The word prototype is hereby defined as an original or model or pattern from which manufactured, fabricated or assembled products are developed or copied. No prototype, model or pattern shall be built, erected or constructed to a scale exceeding the ceiling height of the building in which it or they are erected, constructed or developed, and the erection, fabrication or assembly thereof shall be confined to the interior of the building. Product storage related to the research and development business shall be incidental to the research and development use.

- B. Administrative offices, provided that such offices are not open to or visited by the general public for the purpose of receiving or disbursing goods, services, information, payments or other such routine or frequent activities. Offices performing personnel employment activities shall be limited to those involving persons actually working at the site and not the general public.
- C. Classes or training program activities shall be incidental to the administrative office use of the premises. The number of persons attending such classes shall not exceed ten percent (10%) of the total number of employees regularly (daily) present at the site.
- D. Product storage related to the business shall be incidental to the office use only.
- E. Movie Theater limited to 6,665 square feet (approximately 453 seats).
- F. Professional Offices, including those of an architect, engineer or therapist, provided that no activity is carried on catering to retail trade with the general public and there is no stock of goods for sale to customers (e.g. architect, engineer, counselor).
- G. Arts-Related Uses, including, but not limited to, photography studio, artist studio, film development/production, music recording/editing. Product or raw material storage shall be incidental to the arts-related use. (Ord. 5319, 2004.)

28.47.020 Uses Permitted Upon the Granting of a Conditional Use Permit.

Only the following uses shall be allowed in the Riviera Campus Specific Plan Area subject to the issuance of a Conditional Use Permit, provided that the Planning Commission has made the findings stated in 28.94.020 for such use.

- A. Educational facilities.
- B. Child care center.
- C. Up to three (3) manager/caretaker residential units within or attached to an existing non-residential structure. (Ord. 5319, 2004.)

SP-8 HOSPITAL ZONE

28.49.010 Permitted Land Uses.

The land uses permitted in the SP-8 Zone with respect to the three zone areas shown, as depicted on the SP-8 Land Use Map/Site Plan (dated as of April 26, 2005) on file with the City Clerk of the City, shall be as follows:

- A. Land Use Area A – General Acute Care Hospital Facility.

The principal intended uses and structures allowed in Land Use Area A are as follows:

1. General acute care hospital facility licensed by the State of California providing medical, surgical, psychiatric and obstetrical care primarily for inpatients.
2. Emergency medical services and clinical care for outpatient treatment and diagnosis.
3. Uses which are customarily associated with a general acute care hospital, including, but not limited to, the following:
 - a. Offices for hospital administrators and hospital employees, including physicians who work for or are under contract with the hospital;
 - b. Hospital support facilities, such as medical laboratories, diagnostic testing centers, physical therapy and inpatient pharmaceutical facilities;
 - c. Storage facilities for medical equipment and supplies;
 - d. Hospital operations, such as food service and laundry facilities;
 - e. Maintenance facilities, such as housekeeping and maintenance storage areas;
 - f. Extended care facilities;
 - g. Overnight accommodations for on-duty hospital employees and medical residents;

- h. Overnight accommodations within the patients' room for patients' families;
 - i. Medical libraries, research and educational facilities;
 - j. Cogeneration, incineration, water, electrical and heating and cooling equipment facilities;
 - k. Cafeteria facilities for hospital employees, medical residents, physicians and patients' visitors;
 - l. Off-street parking facilities;
 - m. Helicopter landing site for the reception and transport of emergency and trauma patients;
 - n. Pharmacies, gift stores, ATM facilities, restaurants and retail or personal service shops, provided that primary access is only from within the hospital building;
 - o. Child-care centers and associated recreational facilities;
 - p. Chapels and places of worship;
 - q. Auditoriums;
 - r. Telecommunications facilities;
 - s. Employee services, such as credit unions; and,
 - t. Office uses customary and ancillary to an acute care hospital facility.
4. Those permitted uses provided for in the C-O Medical Office Zone, specifically Section 28.51.030, subsections B through H, as codified at the time of the adoption of the ordinance creating this Chapter.

B. Land Use Area B – Parking Structure, Medical Office Building.

The uses and structures allowed in Land Use Area B are as follows:

- 1. Open parking lots, single or multi-story parking structures;
- 2. Uses customary and ancillary to medical office buildings, including, but not limited to, medical laboratories and prescription pharmacies;
- 3. Office uses customary and ancillary to an acute care hospital facility; and,
- 4. Pharmacies, gift stores, ATM facilities, restaurants and retail or personal service shops.
- 5. Those permitted uses provided for in the C-O Medical Office Zone, specifically Section 28.51.030, as codified at the time of the adoption of the Ordinance creating this Chapter.

C. Land Use Area C – Parking Structure; Child Care Facility.

The uses and structures allowed in Land Use Area C are:

- 1. Child Care Facilities; and,
- 2. Open parking lots, single or multi-story parking structures.
- 3. Those permitted uses provided for in the C-O Medical Office Zone, specifically Section 28.51.030, as codified at the time of the adoption of the Ordinance creating this Chapter. (Ord. 5359, 2005.)

SP-9 VERONICA MEADOWS SPECIFIC PLAN

28.50.030 Uses Permitted.

The uses permitted in the SP-9 Zone as depicted on attached Map A (attached as an exhibit to the Chapter and dated as of June 24, 2008) shall be as follows:

- A. Area A – Residential Development: Uses permitted in Area A (as depicted on Map A) are:
 - 1. A single residential unit occupying a single lot.

2. Uses, buildings, and structures typically allowed by the City incidental, accessory and subordinate to the permitted residential uses.
 3. A Home Occupation.
 4. A State-licensed Small Family Day Care Home.
 5. A State-licensed Large Family Day Care Home, subject to the provisions in Chapter 28.93 of this Title.
 6. State authorized, licensed or certified uses to the extent such a use is required by state law.
 7. Creek stabilization, habitat restoration, and related maintenance.
 8. Private open space including, but not limited to, patios, decks, and yards for the private use of the residents of individual homes.
 9. Common open space and passive recreational areas.
 10. Public trails as approved by the City.
 11. Brush removal, not including trees, for fire protection purposes, subject to Municipal Code provisions for vegetation removal.
 12. Utilities, storm drain system, flood control projects or other infrastructures as approved by the City.
 13. The gazebo structure required by the Environmental Impact Report as mitigation for potentially significant impacts to cultural resources.
- B. Area B – Open Space: Area B (as depicted on Map A) shall be maintained in its natural state to preserve the steep slopes from erosion or landslide, preserve the creek environment, and maintain the scenic quality of the area. Uses permitted in Area B are the following:
1. Public trails along the Arroyo Burro Creek corridor.
 2. Brush removal, not including trees, for fire protection purposes, subject to Municipal Code provisions for vegetation removal.
 3. Subsurface utilities, flood control projects or other infrastructure as approved by the City. (Ord. 5456, 2008.)

28.50.035 Uses Permitted Upon the Granting of a Conditional Use Permit.

The uses allowed by conditional use permit shall be as provided in Chapter 28.94 of this Title. However, no development is permitted in Area B under any circumstances. (Ord. 5456, 2008.)

28.50.040 Conditions, Restrictions and Modifications.

In connection with any development approval required to be issued by the City, the City may impose such appropriate and reasonable conditions and restrictions as it may deem necessary for the protection of property in the neighborhood or in the interest of public health, safety and welfare, in order to carry out the purposes and intent of this Chapter. While the provisions of Chapter 28.92 (Variances, Modifications and Zone Changes) shall be applicable within this zone, it is the intent of this Specific Plan that no variance, modification, or other approval shall be granted that would result in a number of residential units within Area A that exceeds the maximum number of residential dwelling units originally specified in Section 28.50.085, and that Area B be permanently maintained in its natural state. (Ord. 5456, 2008.)

S-H SENIOR HOUSING ZONE

28.42.030 Uses Permitted.

1. Any use permitted in the basic zone in which the land is classified, and when so used subject to all of the provisions contained in sections defining said zone.
2. Housing developments for elderly persons, including group dining and recreation facilities accessory thereto subject to the provisions of this chapter. (Ord. 3710, 1974; Ord. 3407, 1970.)

C-X RESEARCH AND DEVELOPMENT & ADMINISTRATIVE OFFICE ZONE

28.60.030 Uses Permitted.

1. Research and development establishments and related administrative operations; provided that no manufacturing is permitted in a C-X Zone and further provided that such uses or operations are not hazardous, offensive or obnoxious by reason of the emission of odor, dust, heat, glare, gas fumes, smoke, vibrations, electromagnetic or other radiation resulting in radio or television interference, or by reason of the storage or disposal of waste materials or other products of such operations.

The word manufacturing as used herein shall mean the fabrication, assembly or production of articles other than prototypes or models used for experimentation or research. The word prototype is hereby defined as an original or model or pattern from which manufactured, fabricated or assembled products are developed or copied. No prototype, model or pattern shall be built, erected or constructed in a C-X Zone to a scale exceeding the ceiling height of the building in which it or they are erected, constructed or developed, and the erection, fabrication or assembly thereof shall be confined to the interior of the building.

2. Administrative offices, provided that:
 - a. Such offices are not open to or visited by the general public for the purpose of receiving or disbursing goods, services, information, payments or other such routine or frequent activities.
 - b. Personnel employment activities shall be limited to those involving personnel to be working at the C-X site.
 - c. Classes or training program activities shall be incidental to the administrative use of the premises. The number of persons shall not exceed ten percent (10%) of the total number of employees regularly (daily) present at the site.
3. Radio and television transmitting and broadcasting stations, provided that:
 - a. The height of any antenna or similar device exceeding the maximum allowable height established in Section 28.87.260 shall require a Conditional Use Permit (CUP) pursuant to Municipal Code Chapter 28.94. It is the intent of these administrative office provisions and restrictions to prohibit the conduct of retail, wholesale, service, professional or other business with the general public. These are activities which would cause a large increase in traffic to and from the facility. Necessary visits by service personnel and tradesmen, business calls and other activities normal to a strictly administrative function are intended to be allowed. (Ord. 4891, 1994; Ord. 3710, 1974; Ord. 3703, 1974; Ord. 2808, 1961.)

HC - HARBOR COMMERCIAL ZONE

28.70.030 Uses Permitted in the Harbor and Shoreline Area.

In all areas of the Harbor Commercial Zone the following uses are permitted provided that such operations, manufacturing, processing or treatment of products are not obnoxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, waste, noise, vibrations, disturbances or other similar causes which may impose a hazard to life and property. Within the Harbor Commercial Zone the primary uses listed below shall be the predominant uses for the harbor and shoreline area.

- A. Primary harbor uses:
 1. Marinas, boat moorings, marine service stations, boat yard/repair facilities and related activities.
 2. Marine-oriented government facilities.
 3. Seafood processing.
 4. Services necessary for commercial fishing activities, including such facilities as net repair areas, hoists and ice machines and storage areas.

5. Other ocean-dependent uses as deemed appropriate by the Planning Commission.

B. Secondary harbor uses:

1. Museums and other cultural displays relating to the ocean.
2. Bait and tackle shops.
3. Boat sales, storage, construction and/or repair.
4. Diving gear, boat, surfing and other ocean-related equipment rental.
5. Fast food restaurants, other restaurants, and restaurants with entertainment and meeting facilities used in conjunction with the restaurant.
6. Marine equipment and accessories sales and/or repair.
7. Marine storage.
8. Marine surveyor.
9. Offices of businesses or persons engaged exclusively in ocean-related activities.
10. Public parking lots.
11. Sail manufacturing and/or repair.
12. Seafood sales and processing.
13. Marine oriented specialty and gift shops.
14. Stores which sell liquor, groceries and food which do not exceed 2,500 square feet in gross floor area.
15. Household hazardous waste collection facilities as defined in Section 28.04.405 of this Title and exclusively serving the area within the H-C Zone.
16. Other ocean-related uses as deemed appropriate by the Planning Commission.

C. Stearns Wharf uses:

1. Art galleries.
2. Bait and tackle shops.
3. Boat sales, storage, construction and/or repair.
4. Diving gear, boat, surfing and other ocean-related equipment rental.
5. Fast food restaurants, other restaurants and restaurants with entertainment facilities used in conjunction with the restaurant.
6. Marine equipment and accessories sales and/or repair.
7. Marine service stations.
8. Marine storage.
9. Marine surveyors.
10. Museums and other cultural displays relating to the ocean.
11. Offices of businesses or persons engaged in ocean-related activities.
12. Sail manufacturing and/or repair.
13. Seafood sales and processing.
14. Specialty and gift shops.
15. Stores which sell liquor, groceries and food which do not exceed 2,500 square feet in gross floor area.
16. Other ocean-dependent, ocean-related and visitor-serving uses as deemed appropriate by the Planning Commission.

D. Five year review of uses:

At least once every five (5) years from March 30, 1993, the Board of Harbor Commissioners shall review the extent and nature of the uses existing in the Harbor and shoreline area of the HC Zone and

make a recommendation to the Planning Commission regarding the adequacy of ocean-dependent uses (Harbor primary uses) in relation to ocean-related and visitor-serving uses (Harbor secondary uses) in order to assure that the harbor remains a working harbor. A review of the mix of uses may occur at any other time at the direction of the Board of Harbor Commissioners or Planning Commission. Subsequent reviews shall be at five (5) year intervals thereafter. The Coastal Commission shall receive a copy of the recommendation and accompanying background materials associated with each review. (Ord. 5459, Section 3, 2008; Ord. 4825, 1993; Ord. 4808, 1993; Ord. 4428, 1986; Ord. 4170, 1982.)

OC Ocean-Oriented Commercial Zone

28.71.020 Uses Permitted.

Any of the following uses are permitted, provided that such operations, manufacturing, processing, or treatment of products are not obnoxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, wastes, noise, vibrations, disturbances, or other similar causes which may impose hazard to life or property:

1. Ocean-dependent and ocean-oriented uses such as:
 - a. Aquaculture facilities.
 - b. Boat and boat trailer rental.
 - c. Marine equipment and accessories manufacturing, sales, repair, storage, or rental.
 - d. Marine-oriented government facilities.
 - e. Marine research and development facilities.
 - f. Offices of businesses engaged in ocean-related activities.
 - g. Boat and sail manufacturing and repair.
 - h. Seafood processing, wholesaling, storage, and related activities.
 - i. Services necessary for commercial fishing activities, including such facilities as net repair areas, ice machines, and storage areas.
 - j. Ocean-oriented educational facilities.
2. Commercial recreational uses such as:
 - a. Bicycle, roller skating, moped, dive gear, boating, surfing, and other recreational equipment rental, sales, manufacturing, and repair.
 - b. Public or private parks or recreational facilities.
3. Arts related uses such as:
 - a. Art galleries (may include sales).
 - b. Art schools.
 - c. Art studios/workspaces (may include sales).
 - d. Blueprinting, photostatting, printing, lithographing, or publishing establishments.
 - e. Industrial arts and crafts uses, including, but not limited to, framing, jewelry making, metallurgy, pottery, sculpture, specialty sewing/monogramming, and weaving (industrial arts and crafts uses may include sales).

For the purposes of this Chapter, the term "art" shall be defined as the creative application of a specific skill, the purpose of which is to create objects of form or beauty.

4. Restaurants.
5. Residential Uses.
 - a. Generally. Any use permitted in the R-3 zone is allowed in the area bounded by Helena Avenue on the west, the existing railroad right-of-way on the south, Garden Street on the east

and Highway 101 on the north, subject to the restrictions and limitations contained in this Chapter so long as the R-3 use is constructed as a project providing a mix of allowed non-residential and residential use where the residential use will not exceed 70 percent of the total building floor area of the development project.

Any parcel of 5500 square feet or less in size which exist as of the date of the adoption of the ordinance codifying this amendment to Chapter 28.71 and which is not contiguous to another adjacent parcel(s) which is held in common ownership with the first parcel shall be exempt from the above-described mixed-use requirements.

- b. Affordable Housing Projects. Development projects comprised exclusively of units affordable to very low, low, or moderate income households (as evidenced by the recordation of long-term affordability covenants consistent with the City’s Affordable Housing Policies and Procedures) shall be exempt from the above-stated mixed-use requirements for this zone.
 - c. Existing Residential Buildings. Residential buildings which exist at the time of the adoption of the Ordinance enacting this Chapter (as established by the existence of a valid certificate of occupancy issued by the City), shall not be deemed non-conforming to the requirements of this Chapter and such buildings may be rehabilitated or remodeled (but not demolished) and expanded so long as any such permitted expansion (or expansions in total) does not exceed twenty percent (20%) of the floor area of the existing dwelling unit with the floor area and percentage calculated as of the date of the adoption of the Ordinance enacting this Chapter.
6. Small Stores. Stores that sell liquor, groceries, or food that do not exceed 2,500 square feet in gross floor area.
7. OC Uses Found Consistent. Other ocean-dependent, ocean-oriented, commercial recreational, or arts-related uses that are found to be consistent with the intent of the OC zone by the Planning Commission. (Ord. 5343, 2005.)

28.71.030 Uses Permitted Upon the Issuance of a Conditional Use Permit.

- A. Automobile Related Uses. In the OC Zone, automobile rentals and parking lots shall be permitted with a conditional use permit issued in accordance with the provisions of Chapter 28.94 of this Code.
- B. Small Hotels. In the OC zone, small hotels shall be permitted upon the issuance of a conditional use permit in the OC zone area designated for “small hotel” on the map attached to this Chapter as Exhibit A subject to the following express limitations:
 - 1. A small hotel may not have more than six (6) guest rooms;
 - 2. The size of each hotel guest room shall be limited to a maximum of 300 square feet of floor area (including hallways, closets, baths, interior circulation and other similar floor area) and the room may not include an individual kitchen area;
 - 3. A common kitchen / dining / lobby area is allowed but may not be located within a guest room;
 - 4. A manager’s residential unit is allowed with a maximum of 600 square feet of floor area provided that the manager’s unit is located adjacent to, or with immediate access to, the common or lobby area and provided that it not have a separate access from outside the common area.
- C. Findings Required for Small Hotels. Planning Commission approval of small hotels in the area of the OC zone for which they are authorized by subsection B hereof shall be subject to all of the following CUP findings:

That the small hotel:

 - 1. will support the goals of the Local Coastal Plan and OC zone to promote a vital, mixed use neighborhood in the Waterfront comprised of a diversity of land uses;
 - 2. is part of a mixed-use project and in a mixed-use setting within a property having pre-existing legal uses or permitted OC uses;
 - 3. is compatible with the surrounding land uses and OC uses;

4. may include a manager's unit if it is necessary to support the hotel or other improvements on the site;
5. will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved;
6. has a sufficient area for the site and has a design for the facilities of an appropriate magnitude in view of the character of the land and in view of the proposed development that significant detrimental impact on surrounding properties is avoided;
7. will provide adequate access and off-street parking in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time; and
8. will have an appearance (in terms of its arrangement, height, scale, and architectural style of the buildings, location of parking areas, landscaping, and other features) which is compatible with the character of the area. (Ord. 5343, 2005.)

OM-1 OCEAN-ORIENTED LIGHT MANUFACTURING

28.73.030 Uses Permitted in the OM-1 Zone.

- A. Any of the following uses provided that such operations, manufacturing, processing or treatment of products are not obnoxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, wastes, noise, vibrations, disturbances or other similar causes which may impose a hazard to life or property:
 1. Boat sales, storage, construction and/or repair;
 2. Marine storage;
 3. Public parking lots;
 4. Sail manufacturing and repair;
 5. Seafood processing and wholesaling;
 6. Household hazardous waste collection facility as defined in Section 28.04.405 of this Title.
 7. Other ocean-related uses deemed appropriate by the Planning Commission.
- B. Any use other than those permitted in Subsection 28.73.030.A above and permitted in the M-1 Zone subject to the restrictions and limitations contained therein and issuance of a Conditional Use Permit. A Conditional Use Permit may be granted by the Planning Commission or City Council on appeal, for such uses in the OM-1 Zone in accordance with the provisions of Chapter 28.94 of this Code, subject to the following additional findings:
 1. The use is compatible with ocean-dependent or ocean-related uses; and
 2. The property would have no feasible economic value if limited to ocean-dependent or ocean-related uses. This finding shall be substantiated by competent evidence determined by the Planning Commission to be objective which includes no present or future demand for ocean-dependent or ocean-related uses.
- C. Structures in existence or developments which have a valid and unexpired approval from the Coastal Commission on the effective date of this Sub-section may be used for all uses permitted in the M-1 Zone.
- D. Wastewater/sanitation treatment facilities and other essential public service facilities owned and operated by the City of Santa Barbara. (Ord. 5459, Section 3, 2008; Ord. 4825, 1993; Ord. 4429, 1986; Ord. 4171, 1982.)

HRC-1 and HRC-2 HOTEL AND RELATED COMMERCE ZONES[#]

28.22.030 Land Uses Permitted.

The following land uses are allowed in the HRC zones indicated:

A. HRC-1 ZONE:

Hotels, motels and tourist courts, including related recreational, conference center and other auxiliary uses primarily for use by hotel guests and as permitted in Section 28.21.030.B.2 of this code. In addition, restaurants, including those with entertainment facilities used in conjunction with the restaurant, are allowed.

B. HRC-2 ZONE:

1. General. Any use permitted in the HRC-1 Zone and subject to the restrictions and limitations contained therein.
2. Specific. Any of the following uses which are primarily visitor-serving or of a commercial recreational nature specific to the Coastal Zone are allowed:
 - a. Bicycle, roller skating, moped, dive gear and other recreational equipment rental stores.
 - b. Stores which sell liquor, groceries and food, which do not exceed 2,500 sq. ft. in gross floor area.
 - c. Specialty and gift shops.
 - d. Art galleries.
 - e. Bait and tackle shops, sales of boats, marine supplies and related equipment.
 - f. Other visitor-serving or commercial recreational uses deemed appropriate by the Planning Commission.
3. General Office Use. The second and third floors of commercial buildings are allowed to be used for general office uses upon issuance of a Conditional Use Permit. A Conditional Use Permit may be granted by the Planning Commission or City Council on appeal for such uses in accordance with the provisions of Chapter 28.94 of this Code, subject to the following additional findings:
 - a. The use is compatible with visitor-serving uses;
 - b. Visitor-serving uses remain the primary use of the building; and
 - c. Non-visitor-serving uses shall not exceed fifty (50) percent of the total square footage of the building.
4. Restriction on Residential Use. Residential use is prohibited in the HRC-2 Zone except in the area bounded by Cabrillo Boulevard on the southeast, Los Patos Way on the southwest and the existing railroad right-of-way on the north. Any use permitted in the R-3 Zone is allowed in these areas subject to the restrictions and limitations contained in this Chapter.
5. Special Treatment Area. The following additional restrictions shall apply in the area bounded by Cabrillo Boulevard on the southeast, Los Patos Way on the southwest and the existing railroad right-of-way on the north, due to concerns about protection of the sensitive habitat character and aesthetics of the Andree Clark Bird Refuge:
 - a. High Intensity Uses. The following high-intensity uses shall be prohibited:
 - i. fast food restaurants
 - ii. stores which sell liquor, groceries and food, except that off-site sale of beer and wine and picnic items may be allowed only when incidental to and related to the primary use of the establishment.
 - iii. automobile service station.
 - b. Front Setback. There shall be a front setback of not less than:

- i. Ten (10) feet for one-story buildings that do not exceed fifteen (15) feet in height; and
 - ii. one hundred (100) feet for the second-story portion of any building that exceeds fifteen (15) feet in height.
- c. **Building Height.** Three-story buildings and buildings in excess of thirty (30) feet in height shall be prohibited. (Ord. 5459, 2008; Ord. 5343, 2005; Ord. 4320, 1985; Ord. 4172, 1982.)

28.22.035 Uses Permitted Upon the Issuance of a Conditional Use Permit.

In the HRC-2 Zone, automobile rentals, parking lots, automobile service stations and automobile service station/mini-markets shall be permitted with a conditional use permit issued in accordance with the provisions of Chapter 28.94 of this Code, except where specifically prohibited elsewhere in this Chapter. (Ord. 4320, 1985; Ord. 4172, 1982.)

Land classified in the HRC-2 zone may also be overlaid with a second classification of being in the Ocean-Oriented Commercial zone (hereinafter referred to as the "OC zone.") The OC zone regulations shall apply to all development projects on land with a dual HRC-2 / OC zoning designation. (Ord. 5343, 2005; Ord. 4320, 1985; 4172, 1982.)

****Note: These are excerpts from the Zoning Ordinance. Please refer to the Zoning Ordinance for additional information.***