



1. What is the New Zoning Ordinance (NZO) project?

The NZO project is a new effort to comprehensively update the City's Zoning Ordinance, Title 28 of the Municipal Code. The Zoning Ordinance establishes the zone classifications, permitted uses, development standards and permitting processes for land use development citywide. It is the City's rule book for things such as required lot sizes, heights, setbacks, parking, units allowed, uses allowed, etc.

The Zoning Ordinance is one of the main tools used for carrying out the policy direction of the General Plan.

The City's goal is that this project will result in a new Zoning Ordinance that is:

- Restructured, simple, and user friendly
- Modern and current (uses, definitions, standards, graphics, tables, etc.)
- Clear in decision making processes
- More flexible in administering the code
- Aligned with historic interpretations
- Responsive to nonconforming situations

2. Why is this update needed?

The City's Zoning Ordinance was first adopted in 1957 and is very out of date. Many uses and standards date back to before 1957. While many amendments have occurred over the years, it has never been comprehensively updated, and in many cases is difficult to interpret. This results in confusion and frustration on the part of all users that rely on the zoning ordinance for development.

Nonconforming buildings or uses - Some of the amendments that have occurred over the years have resulted in nonconforming buildings throughout the City. A nonconforming building is one that complied with the standards in place at the time the use or building was established, but because of zoning amendments, it does not comply with the new standards. Properties that are nonconforming frequently require Modifications from the City for new development, or preclude further development or change of use. Modification requests result in further processing time and cost.

The NZO effort will involve exploring ways to minimize nonconforming properties to allow property owners to make appropriate improvements.

3. What are some of the main areas of the zoning ordinance that are part of the NZO effort?

In addition to restructuring and making the Zoning Ordinance more user friendly, a great emphasis of this effort will be reviewing the following areas of the code because they are out of date or in need of improvement or clarification:

- Definitions
- Uses
- Yards and setbacks
- Standards for nonconforming properties
- Allowed encroachments
- Defining additional administrative authority and methods to be more flexible
- Accessory structures/garage standards
- Possible combining of zone classifications
- Evaluate parking standards

4. How and when will work on the details begin?

The Council has authorized the hiring of a consultant to assist with this planning effort. We expect that the consultant will begin work on reviewing our existing ordinance in the fall of this year.

The Council and Planning Commission have formed an NZO Joint Committee to work on the actual details and direction for the zoning regulations. This “hands on” work with the consultant and the NZO Joint Committee will occur throughout 2015. As work with the NZO Joint Committee moves forward there will be status reports to the Planning Commission and/or Council. The areas considered for amendments will also be presented and discussed at broader public forums (e.g. public workshops).

The public’s opinion on any proposed amendments is critical to the success of a user friendly and current zoning ordinance. The community is encouraged to stay informed on the progress of this effort. Because time for public input will be limited at the meetings of the NZO Joint Committee, Planning Commission or City Council, there will be public workshops with more opportunity for your input (see number 7 below for ways to get involved or provide comment). The timing of these workshops will be determined at a later date after a consultant is hired.

The goal is to have a draft New Zoning Ordinance available for public review in the spring of 2016 with the final document adopted by the City Council in the fall of 2016.

5. What ordinances are not included as part of this NZO update?

It is important, as we begin this effort, to understand what the effort will and will not include so that the NZO can be completed within the time and budget allocated. As stated above, the goal is for the NZO to be adopted by the fall of 2016.

Other zoning amendments may occur independently of this effort. The NZO process may also identify other sections of the Zoning Ordinance that need improvement and those could also occur at a later phase. All suggestions for improvement are welcome, but at this time we do not expect the NZO process to include or revise the following types of regulations.

1. Form Based Codes
2. Vacation Rentals
3. Storm Water Management Program Changes
4. Changes to Residential Density in Single Family, Multi-Family and Commercial Zones or Average Unit Density Ordinance, SBMC Chapter 28.20
5. Growth Management Ordinance Amendments, SBMC Chapter 28.85
6. Condominium Conversion Ordinance Amendments, SBMC Chapter 28.88 (H13.1 and H13.2)
7. Open space standards (LG5.2)
8. Mission Creek and Creek Setbacks, SBMC §28.87.250
9. Inclusionary Housing Ordinance, SBMC Chapter 28.43, 2004 (H11.3)
10. Design Overlays (LG12.1)
11. Floor Area Ratios (LG12.2.b.)
12. Transfer of Existing Development Rights Ordinance, SBMC Chapter 28.95, 1992 (LG2.4)
13. Illegal Dwelling Units (H20.5)
14. Renewable Energy Technology Standards (ER6.5)
15. Solar energy systems standards (ER6.6)
16. CUP for cellular antennas
17. The Sign Ordinance, Chapter 22.70
18. Mobilehome and Permanent Recreational Vehicle Park Conversion Regulations, SBMC Chapter 28.78
19. HWMF Hazardous Waste Management Facility Overlay Zone, SBMC §28.75
20. Adult Entertainment Facilities , SBMC Chapter 28.81
21. Neighborhood Preservation Ordinance, SBMC Chapter 22.69
22. Medical Cannabis Dispensaries, SBMC Chapter 28.80
23. Building Heights, SBMC §28.15.050
24. Street Widening Setback Lines, SBMC Chapter 28.82
25. Secondary Dwelling Units standards, SBMC 28.94.030.Z.
26. Outdoor Lighting Ordinance, Chapter 22.75
27. View Dispute Resolution Process, Chapter 22.76

6. How will the community be kept informed?

The City will provide notification about public meetings via Display Ads in newspapers, through the City's LDT Email Bulletins, Press Releases, the City's website, and possibly social media. Meetings of the Planning Commission and City Council will also be televised and aired on Channel 18.

7. How can I participate, receive notices, or provide my comments?

A website has been developed for this effort: www.SantaBarbaraCA.gov/NZO. The website will include information on upcoming meetings, material presented in previous meetings, reference materials associated with standards being reviewed, and an area to provide your comments. All comments will be kept track of and considered. Some suggestions will be incorporated into the NZO effort, and others may be considered for future Zoning Ordinance Amendments. We encourage you to submit ideas as to uses or standards that should be addressed in your neighborhood.

You can also sign up to receive future notices about the NZO effort. If you don't have access to a computer, you can call Beatriz Gularte at (805) 564-5470, X4556 to be added to the mailing list.

8. Where can I find information about my zoning classification, standards and the uses currently allowed on my property?

The website at www.SantaBarbaraCA.gov/NZO includes the following reference documents:

- The Zoning Ordinance, Title 28, of the Santa Barbara Municipal Code
- The City's Zoning Map
- 2011 General Plan
- Uses Permitted Handout
- A link to Planning Central (<http://www.santabarbaraca.gov/services/planning.asp>) that includes various reference materials about City rules and policies for developing in the City.

You can also call the City's Planning and Zoning Counter at (805) 564-5578.

9. Who are the project contacts?

The project contacts for this effort are Beatriz Gularte at Bgularte@SantaBarbaraCA.gov, (805) 564-5470, X4556, or Danny Kato at DKato@SantaBarbaraCA.gov, (805) 564-5470, X2567.