



## DRAFT NEW ZONING ORDINANCE – RELEASE FOR PUBLIC REVIEW

The City is updating its Zoning Ordinance (Title 28 of the City's Municipal Code) that establishes the zone classifications, permitted uses in the various zones, development standards and regulations, and the development review process. The zoning regulations affect land use, design, parcel size, building heights, density, setbacks, parking, landscaping, fencing and other aspects of property development and use.

The City's current Zoning Ordinance was first adopted in 1957, and has been amended many times over the years. At this time, a comprehensive update is needed to bring it up to date to reflect current uses and practices.

At the end of the New Zoning Ordinance (NZO) process, the goal is to have an improved Zoning Ordinance that:

- Is restructured and easier to understand
- Is modern and consistent with current policy and practice
- Provides clear decision-making protocols and streamlined review processes, where appropriate
- Is responsive to nonconforming situations
- Promotes adaptive reuse of properties

Between May 2015 and October 2016, the NZO Joint Committee and the Planning Commission reviewed most aspects of NZO in three distinct modules: 1. Use Regulations; 2. Development Standards; and 3. Administration, Parking, and Temporary Uses. In January 2017, for the first time, the complete revised draft will be released for public review. In February 2017, open houses will be hosted for the public to ask questions about the New Zoning Ordinance, with Planning Commission hearings scheduled for later that month.

Please visit the NZO website for the public meeting schedule, reference documents and to sign up for email updates (through a "MySB Quick Subscriptions" account).

<http://SantaBarbaraCA.gov/NZO>