



BE A GOOD NEIGHBOR

Municipal Ordinances Related to Residential Neighborhoods

The purpose of this document is to provide a quick reference to City of Santa Barbara Municipal Code Ordinances related to keeping your neighborhood clean, safe & beautiful. Please refer to the official ordinance or code for further clarification and specific details. Hotline & contact numbers related to these topics are provided.

ABANDONED SHOPPING CARTS – Shopping Cart Hotline 1-800-252-4613

(See Impounding of Misc. Property in Streets – SBMMC 10.56)

See “STREETS” and “Impounding of Misc. Property in Streets”, which covers abandoned shopping carts.

GRAFFITI – Graffiti Hotline 897-2513

Removal & Abatement (SBMC 9.66.010) –Graffiti on public and private property is prohibited. Private property owners must remove graffiti within 3 days of notice. Property owners may give the City permission to remove graffiti at the owner’s expense. The City may abate graffiti at owner’s expense if no action is taken per the ordinance guidelines.

HOUSING, BUILDINGS, STRUCTURES – Building & Safety 564-5485

Improper Occupancy – Garages/Sheds (Housing Code 1001.14) – Garages and sheds built for storage can’t be used for sleeping or living spaces.

Recreational Vehicles, Mobilehomes & Modular Units (SBMC 28.87.180) - Living or sleeping in an RV on a lot with a house is not permitted.

Permits Required - Building & Remodeling (Housing Code 301.1) - Building or remodeling without a permit is prohibited. A permit is required for replacing water heaters, wiring or plumbing fixtures.

Structural Hazards (Housing Code 1001.3) – Buildings must be structurally sound. Buildings or portions thereof are deemed substandard when they contain structural hazards (e.g. inadequate foundations, deteriorated flooring, buckling walls or supports).

Faulty Weather Protection (Housing Code 1001.8) – Exterior walls and roofs can’t be so defective that they expose the framing to moisture (e.g. crumbling plaster, broken windows or doors, lack of paint and broken or rotten wall and roof coverings).

Partially Destroyed Buildings (SBMC 22.08.010) – The City requires removal, repair or reconstruction of a partially destroyed building (e.g. damage by fire, earthquake, flood, wind or similar cause) by the property owner.

LIGHTING – Planning/Zoning Questions 564-5578 Complaints 897-2676

Outdoor Lighting (SBMC 22.75) – This ordinance was created to reduce problems caused by improperly designed and incorrectly installed outdoor lighting in residential neighborhoods.

NOISE – Police Department (Dispatch) 897-2410

Noise Ordinance (SBMC 9.16.010) – General regulations on unnecessary noises or sound in residential areas.

Leaf Blowers (SBMC 9.16.020) – Leaf blowers cannot be used within 250 feet from a residential zone before 9am or after 5pm (M-Sat.) or at any time on Sundays & holidays, except for City staff cleaning parking lots on the beachfront.

PARKWAYS – Parks Division 564-5434

Maintenance Responsibility of Property Owner (SBMC 15.20.090) – Property owner is responsible for keeping parkways (area between the sidewalk and street) free of weeds or obstructions. Use of materials over the ground (e.g. tar, plastic) or chemicals to sterilize the soil is prohibited.

SANITATION – Trash & Solid Waste Hotline 564-5587 or 564-5669

Mandatory Collection (SBMC 7.16.021) – Mandatory trash collection service is required for every dwelling and food service business.

Depositing Refuse for Non-Collection Purposes (SBMC 7.16.150) – Refuse must not be deposited on public or private property, except for collection.

Lids to be Closed Properly When Containers are Full (SBMC 7.16.090) – Containers and bins shall not be filled beyond the point that lids can not be tightly closed.

Placing Containers for Collection (SBMC 7.16.060) – No refuse or container can be kept on public property and must be kept on the premise of the service customer.

STORAGE – Zoning Enforcement Hotline 897-2676

Storage in Setbacks (SBMC 28.87.190) – Permanent (48 or more, consecutive hours) storage of motor vehicles (including, but not limited to, abandoned vehicles, airplanes, boats, garbage and building material) in your front yard or required “setbacks” from your property is not allowed.

STREETS – Police Department (Dispatch) 897-2410

Impounding of Misc. Property in Streets (SBMC 10.56) – Any property lying in or upon public property (street, parkway, etc.) may be removed and impounded. Also see Abandoned Shopping Carts.

Interference with Signs – Misdemeanor (SBMC 10.12.130) – Any person who removes, defaces, damages a traffic sign is guilty of a misdemeanor.

Throwing Articles on Streets (SBMC 10.40.100) – No person shall throw, from a vehicle, paper, refuse, dirt, gravel, sand, glass, crockery, tin cans, nails sharp objects, onto a street, parkway or sidewalk.

VEGETATION - TREES, HEDGES, SHRUBS, VINES – Planning/Zoning Questions 564-5578 Complaints 897-2676

Vegetation Obstructing Public Places (SBMC 8.20.070) – Property owners must keep trees, hedges, shrubs, vines, etc. in or adjacent to any public street, that may touch a person or impede their view while driving, trimmed and maintained.

VEHICLES – Zoning Enforcement Hotline (Private Property) 897-2676 SB Police Dept./Vehicle Hotline (Public Property) 897-2413 SB Police Dept./Dispatch 897-2410

Abandoned Vehicles (SBMC 10.58.010) – The accumulation or storage of abandoned, wrecked, dismantled or inoperative vehicles on public or private property is a nuisance and may be abated.

Parking of Broken Down Vehicles or Wrecked Vehicles (SBMC 10.44.050) – Wrecked or inoperable vehicles are not allowed on public streets for more than 2 hours.

Use of Streets for Storage of Vehicles Prohibited (SBMC 10.44.060) – Vehicles cannot be parked on a street or alley for more than a consecutive period of 72 hours.

Unlawful Parking of Trailers, Mobile Homes, Recreational Vehicles, Trucks and Buses (SBMC 10.44.200) – Trailers, semi-trailers, buses, mobile homes or any truck used for business or commercial hauling (in excess of 3/4 ton capacity) are allowed to park on a street, alley or parkway for no longer than 2 hours.

Repair of Vehicles in Street (SBMC 10.48.085) – Repair of a vehicle on a street or in a public right-of-way is not allowed. In emergency situations, repair must be done within 2 hours.

Automobile Parking (SBMC 28.90.001.13) Inoperable vehicles must be stored in an enclosed space or carport.

VIEWS – Planning/Zoning Questions 564-5578 Complaints 897-2676

Right of Property Owner to Preserve Scenic Views & Sunlight (SBMC 22.76.020) –

This ordinance preserves the right of property owners to preserve scenic views and access to sunlight free from unreasonable obstructions caused by growth of trees and outlines the process to resolve disputes.

YARDS – Zoning Enforcement Hotline 897-2676

Setback (SBMC 28.21.060) - The City sets a minimum space on your side of the property line where homeowners are not permitted to build, erect a storage shed or place a spa. There is a 6 foot setback for most homes.

Fences, Screens, Walls & Hedges (SBMC 28.87.170) – In most parts of the city, backyard fences and hedges cannot exceed 8’ in height, but that limitation is reduced to 42” for the first 10’ from the front property line, unless there is a driveway, then the 42” limit extends 20’ from the front property line, providing a view to motorists backing out of a driveway.

Hazardous Premises - Overgrown Weeds (Housing Code 1001.00) – Yards of overgrown weeds or accumulation of something that can catch fire is prohibited.