

NEW ZONING ORDINANCE
Now Effective Outside the Coastal Zone

The City of Santa Barbara adopted the New Zoning Ordinance (NZO) on July 25, 2017, and it became effective outside the Coastal Zone on October 1, 2017.

In October 2014, the City Council initiated the NZO to update the City's regulation of land use and development included in the current Zoning Ordinance, Title 28, to bring it up to date to reflect current uses and practices and provide consistency with the policy direction of the City's General Plan. The Zoning Ordinance establishes the zone classifications, permitted uses in each zone, development standards and regulations, and the development review process for the City. Development standards related to growth, such as residential density, and amount of nonresidential growth allowed remain unchanged. The majority of the changes consisted of reformatting and modernizing language, and clarifying existing regulations; however, a number of changes to zoning regulations were adopted, including, but not limited to:

Zone Designations and Districts: Revising the names and designations of most zones in Title 28 and several in Title 29 (Airport) to be more descriptive of the allowed uses. Three existing commercial zones (C-P, C-L and C-1) were combined into one zone (C-R). Area A of the Veronica Meadows Specific Plan was rezoned to P-R (Parks and Recreation) with an Open Space designation.

Allowed Land Uses: Narrowing the range of allowed uses in the M-1 (Light Manufacturing) zone, allowing neighborhood markets, updating home occupation standards, allowing mobile food vendors on private property, and expanding temporary use regulations.

Development Standards: Regarding the number of stories in a building, building separation, setbacks, open yards, allowed encroachments into setbacks and open yard, size of accessory buildings/garages, fences and hedges, nonconforming buildings and uses, and other aspects of property use and configuration.

Parking: Standardizing nonresidential parking requirements, including food service uses, parking for changes of use, parking for expansions, bike parking, and parking reduction for small residential units.

The text of the New Zoning Ordinance (Title 30) and Ordinance 5798, which adopted a number of amendments to the Santa Barbara Municipal Code for consistency with the New Zoning Ordinance, are available at the City's Municipal Code webpage [Santa Barbara - Municipal Code](#)

Staff reports and meeting minutes for the NZO process are available for viewing and download the New Zoning Ordinance website at [SantaBarbaraCA.gov/NZO](#).

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