

Efficiency Unit Ordinance Development Standards

In this document, anything related to “development standards” has yellow highlighting.

Section 12-52.01. Purpose.

The general purpose of this chapter is to create a tool that will assist in providing housing for persons of all income levels, consistent with the public health and safety and good planning practices. The specific purpose of this chapter is to provide access to clean, comfortable, and safe living conditions for residents. A related purpose is to facilitate new construction of efficiency dwelling unit projects or the structural conversion of transient occupancy uses into single-room occupancy projects, as appropriate, and to require that efficiency unit projects be consistently maintained in accordance with applicable standards so as not to create a public nuisance.

Section 12-52.02. Definitions.

- (a) “Efficiency unit” means efficiency dwelling unit, as established in Title 9, and containing no more than 519 square feet of floor area.
- (b) “Efficiency unit project” means five (5) or more efficiency units permitted in certain commercial areas through a planned development (PD) permit. One example of an efficiency unit project may involve the conversion of a motel into five (5) or more efficiency units rented for longer than thirty (30) days. Another example of an efficiency unit project may involve new construction of five (5) or more efficiency units.

Section 12-52.03. Where efficiency unit projects may and may not be established.

Subject to the issuance of a planned development (PD) permit in an area with a PD overlay, an efficiency unit project may be established within the Central Business District (C-1) zone and the General Commercial District (C-2) zone. Efficiency units or efficiency unit projects may not be established in the single-family residential (R-1, RSL-1, or RMH) zoning districts. Nothing in this Ordinance endorses illegal garage conversions as a method of creating additional dwelling units.

Section 12-52.04. Special standards applicable to an efficiency unit project.

The following special standards and requirements apply to an efficiency unit project:

- (a) Caretaker’s residence. A caretaker’s residence, as defined in Section 12-2.31, is required within an efficiency unit project.
- (b) Efficiency unit project parking shall be provided as follows:
 - (1) One (1) uncovered parking space for each efficiency unit;
 - (2) Two (2) uncovered parking spaces for an onsite manager unit;
 - (3) Each efficiency unit shall be provided at least one (1) lockable bicycle parking space in a location that is adjacent to that efficiency unit.
- (c) Landscaping shall be provided in the amount of fifteen (15) percent of the area of the lot, calculated as described in Chapter 44 of this Title. Landscaping design shall incorporate Low-Impact Development (LID) techniques, native and drought-tolerant plantings, and specific landscaping features that meet the resident needs and integrate into the overall project design.
- (d) Common exterior open space shall be provided for common use of the efficiency unit project residents at a minimum rate of 10 square feet per efficiency unit, with a minimum 150 square feet of common exterior open space provided for each efficiency unit project.
- (e) Storage space. Each unit shall have at least sixty (60) cubic feet of enclosed, weatherproof, lockable storage space accessible to the unit resident, with a minimum opening of three (3) feet (width) and five (5) feet (height). The design and location of such space shall be shown on the plans submitted for the project. Such storage space shall be in addition to cabinets and closets within the unit. Such storage space may be located within common interior area(s), but the individual storage spaces shall not be counted toward meeting the minimum area required for such common interior area.
- (f) Common interior area(s) shall be provided for common use of the efficiency unit project residents at a minimum rate of 15 square feet per efficiency unit, with a minimum 200 square feet of common interior area provided for each efficiency unit project. Within this common area, at least one (1) fixture amenity shall be provided for each five (5) efficiency units, or fraction thereof.

Section 12-52.05. Procedure for an efficiency unit project.

- (a) Applications for efficiency unit projects shall be processed in a manner consistent with procedures for a **planned development permit per Chapter 12-35.**
- (b) Nothing in this section precludes the concurrent processing of an efficiency unit project under the Historic Overlay District, per Chapter 12-25A, or as part of a Mixed Use project, per Chapter 12-49.

Section 12-52.06. Findings.

In approving an efficiency unit project, the Planning Commission shall make findings supported by substantial evidence in accordance with Chapter 12-35. In addition, the Planning Commission shall make the following supplemental findings, supported by substantial evidence:

- (a) The efficiency unit project's proposed structures, landscaping, hardscape and amenities will result in an **overall superior setting** for the Santa Maria community **by improving the aesthetics of the built environment;** and
- (b) **If applicable, the efficiency unit project can significantly extend the useful life of any structures** existing on the site; and
- (c) The efficiency unit project's proposed operations will result in an **overall superior living environment for the residents of the project by expanding housing opportunities and providing access to clean, comfortable, and safe living conditions.**

Other pertinent sections of the Santa Maria Municipal Code are also summarized and the **development standards highlighted in the code sections below.**

- **BUILDING HEIGHT** [Reference: SMMC 12-13.09]
C-2 District, the maximum height is 70' and it is assumed that this = 7 stories
If smaller units are provided, the building can be built with fewer levels.

Section 12-13.09. Height.

In addition to all other requirements of this Code, no building or structure in excess of seventy (70) feet shall be constructed on a lot or parcel of land in the C-2 district unless the applicant first obtains written authorization from the City of Santa Maria Fire Department demonstrating the City's capability to respond to a fire in that building or structure.

A conditional use permit or a planned development permit shall be required for any building or structure in excess of forty (40) feet when adjacent to a residential zoning district. Properties separated by streets or alleys are considered to be adjacent. (Ord. 2007-05, eff. 5/31/07; Ord. 87-11 § 1 (part), eff. 7/16/87)

- **BUILDING SETBACKS** [Reference: SMMC 12-13.11(b)]
10' to 40' required; (e.g., 11' setback for 41' height, 12' setback for 42' height,...
39' for 69' height, 40' for 70' height)

Section 12-13.11. Setbacks.

(a) **Minimum Setback.** **Each lot or parcel of land in the C-2 district which has a lot line adjoining property in a residential zone shall have a minimum setback of not less than ten (10) feet in width in the front, side and rear yards, for any building or structure at or under forty (40) feet in height.**

(b) **Setback Guideline for Buildings Exceeding 40 Foot Height.** **As a guideline, whenever a building exceeds forty (40) feet in height, there shall be a ratio wherein for each ten (10) feet (or fraction thereof) of building height, there shall be a minimum of ten (10) feet of additional setback (above the base forty [40] feet height and ten [10] feet of setback) for the front, side or rear of any yard when adjacent to a residential district. For instance, a building forty (40) feet in height shall have a minimum ten (10) foot setback, a building fifty (50) feet in height shall have a minimum twenty (20) foot setback, a building sixty (60) feet in height shall have a minimum thirty (30) foot setback, and so forth.**

- PARKING** [Reference: SMMC 12-52.04.(b); CBC; SMMC 12-32; SMMC12-27.03]
 Required: 1 space per unit, plus 2 spaces for the manager's apartment
 Handicap (accessible) parking rate is 5 percent of the total

 Standards: 9' x 19' double-striped; a 3' landscaped overhang is allowed
 24' minimum aisle for 2-way travel; 25' is standard
 63' (19+25+19) is required for double-loaded parking
 Sight-distance obstructions must be outside a 10' triangle
 Compact dimensions may not be used for required parking

Section 12-52.04. Special standards applicable to an efficiency unit project.

Section 12-32.23. Layout and stall size.

All parking areas shall conform to the following designs and specifications (See Figures 4, 5, 6 & 7 in Appendix.): 12-32.08

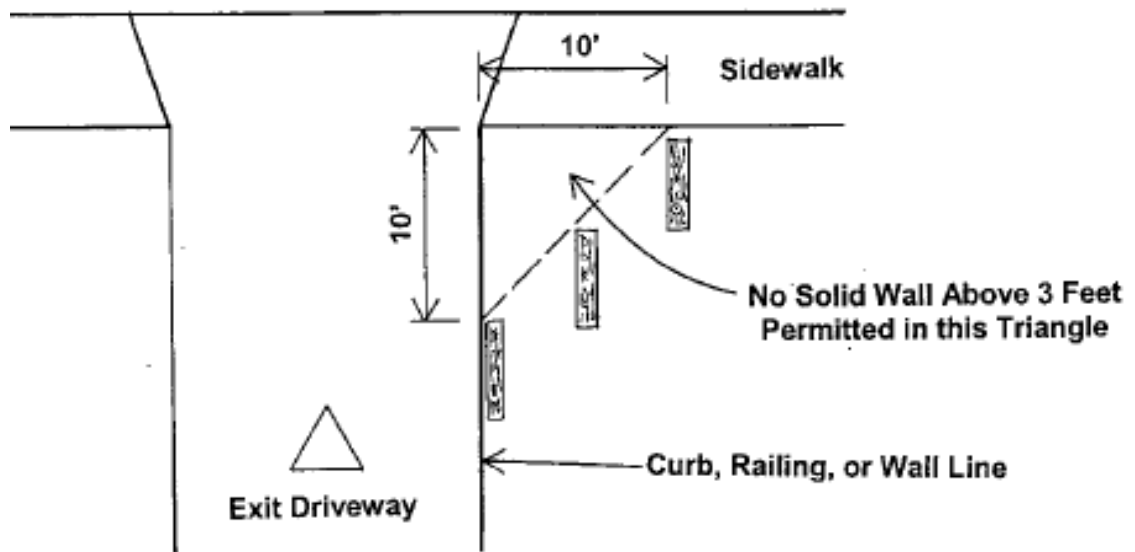
Dimension (see diagram)		Standard Size Car					Compact Cars (min.)*				
		0°*	30°*	45°*	60°*	90°*	0°*	30°*	45°*	60°*	90°*
Parking Angle	(A)	0°*	30°*	45°*	60°*	90°*	0°*	30°*	45°*	60°*	90°*
Stall width	(B)	9'	9'	9'	9'	9'***					
Stall length	(C)	24'	20'	19'	19'	19'	19'				
Aisle width	(D)†	12'	12'	13'	18'	25'	20'				
Stall to curb	(E)	9'	17'	20'	21'	19'					
Curb to curb	(F)	---	46'	53'	60'	63'					
Curb length	(G)	24'	18'	13'	10.5'	9"					

*** Increase width one (1) foot if adjacent to a solid barrier. (Carports ten (10) feet minimum.)

† Minimum twenty-four (24) feet for two (2) way traffic (Ord. 86-32 § 8(C), eff. 2/19/87; prior Code § 10-25.1)(Ord. 95-11, eff. 12/07/95, Ord. 2003-11, eff. 7/4/03)

Section 12-27.03. Corner cutback requirements.

No fence, wall, accessory structure, or landscape material shall be higher than three feet within the following sight distance triangles (see Figure 2 in Appendix):



- **LANDCAPING** [Reference: SMMC 12-44.04(l)(2); SMMC12-52.04.(c)]
Required: 15 percent of the site = 5,742 sf
200 sf of parking lot planter area for every 20 parking spaces

Section 12-44.04. Specific landscape design standards.

(1) Parking areas shall be screened, softened and shaded by conformance to the following requirements:

(1) A minimum of one 15-gallon tree shall be provided per six (6) parking spaces. Trees in planters adjacent to the parking area, as required by other sections of this ordinance, may be utilized to meet this requirement.

(2) Parking areas shall be adequately landscaped to prevent large, uninterrupted expanses of paving. A minimum of two-hundred (200) square feet of planter areas shall be provided within the parking area per twenty (20) parking spaces.

(3) When the planter also serves as vehicular "overhang" area, a minimum width of four (4) feet of planting area per single row of parking and a minimum width of seven (7) feet of planting area per double row of parking shall be provided, unless more is required per other sections of Title 12, (i.e. setbacks).