

EXISTING AND NEW COUNTY ORDINANCES:

SECTION 35-69.1. Purpose and intent

The purpose of the Agriculture II district is to establish agricultural land use for large prime and non-prime agricultural lands in the rural areas of the County (minimum 40 to 320 acre lots) and to preserve prime and non-prime soils for long-term agricultural use.

SECTION 35-69.3. Permitted uses

5. One single family dwelling unit per legal lot.
6. One guest house, artist studio or pool house cabana per legal lot subject to the provisions of Sec 35-120 (General Regulations).

SECTION 35-69.4. Uses Permitted with a Major Conditional Use Permit

6. Additional dwellings for employees of the owner or lessee of the land engaged full-time in agriculture on the farm or ranch upon which the dwelling is located provided:
 - a. the applicant can demonstrate a need for such additional dwellings, and
 - b. the applicant provides proof of the full-time employment of the employees.

ORDINANCE NO. 3838 amended Sec 35-69, Article II of Chapter 35 of the Santa Barbara County Code in 1991 for the AGRICULTURE II ZONING DISTRICT.

9. Farm labor camps, including trailers, for housing five or more persons engaged full-time in agriculture working on or off the farm or ranch upon which the dwelling (s) is located, subject to the provisions of Sec. 35-1329 (General Regulations)

SECTION 35-695 Uses Permitted with a Minor Conditional Use Permit.

1. Additional dwellings for not to exceed four employees of the owner or lessee of the land engaged full time in agriculture on the farm or ranch upon which the dwelling is located provided:
 - a. the applicant can document the existing and proposed agricultural use of the land and demonstrate a need for additional dwellings to support such use, and
 - b. the applicant provides proof of the full-time employment of the employees.

ORDINANCE NO. 3845 amended Sec. 35-120, Article II of Chapter 35 of the Santa Barbara County Code in 1991 PERTAINING TO GUEST HOUSE, ARTIST STUDIO AND POOL HOUSE/CABANA REGULATIONS.

SECTION 35-120 Guest House, Artist Studio, or Pool House/Cabana

4. The floor area of such guest house, artist studio, or pool house/cabana shall not exceed 800 square feet; however, such structures may be attached to an accessory structure so that the total area of the combined structures exceeds 800 square feet, provided no interior access exists between the guest house, artist studio, or pool house/cabana and the accessory structure.
6. There shall be no kitchen or cooking facilities within a guest house, artist studio or pool house/cabana. However, a wet bar may be provided, limited to the following features:
 - a. A counter area with a maximum length of 7 feet.
 - b. The counter area may include a bar sink and an under counter refrigerator.
 - c. The counter area may include an overhead cupboard area not to exceed 7 feet in length.
 - d. The counter area shall be located against a wall or, if removed from the wall, it shall not create a space more than 4 feet in depth. The 7 foot counter shall be in one unit. the intent of this provision is to avoid creation of a kitchen room.
 - e. No cooking facilities shall be included in the wet bar area.
7. Guest houses and pool/house cabanas may contain bathrooms as defined by ordinance.
9. A guest house shall be used on a temporary basis only by the occupants of the main dwelling or their non-paying guest or servants and is not to be rented or let out, whether the compensation is paid directly or indirectly in money, goods, wares, merchandise, or services. Temporary is defined as occupying the premises for no more than one hundred twenty (120) days in any twelve (12) month period.
11. A notice to Property Owners document shall be required to be recorded by the property owner prior to issuance of a Coastal Development Permit for any guest house, artist studio or pool house/cabana.