
CITY OF SOLVANG

LAND USE ELEMENT



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CITY OF SOLVANG

Land Use Element of the General Plan

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1.0 INTRODUCTION AND SETTING

1.1 PURPOSE

The purpose of the Land Use Element is to provide for balanced development that is responsive to the City's unique opportunities and constraints and that respects the values of the community. The Land Use Element is a tool with which to maintain and enhance the unique character of the Village Area, the City's economic health, and the community's desirability as a residential and recreational area.

1.2 STATUTORY REQUIREMENTS

Government code section 65300.5 requires that all elements of the general plan be consistent with one another. Section 65302(a) states the requirements of the land use element and discusses that the land use element should address the distribution of land uses, the location of public facilities, and identification of areas subject to flooding.

1.3 HISTORICAL SETTING

Prior to the presence of European settlers, the Santa Ynez Valley area was inhabited primarily by the Chumash tribe of Native Americans. In 1804, Franciscan missionaries established Mission Santa Ines within the area now encompassed by Solvang. During the "Mission Period" of 1804-1850, the area was dominated by three Mexican ranchos: Rancho Nojoqui, San Carlos de Jonata, and Rancho Canada de los Pinos. During the late 1800's, the westward migration of settlers resulted in the Alamo Pintado Valley becoming the center of the first homesteads in the Santa Ynez Valley.

In 1911, the colony of Solvang was established with the purchase of 9,000 acres in the Santa Ynez Valley by Professor P.P. Hornsyld, Reverend Benedict Nordentoft, and Reverend J.M. Gregorson. The community grew rapidly as the Danish settlers sought to integrate as much as possible into the

American environment. Over the ensuing years, Solvang became the site of an annual "Danish Days" festival in which Santa Ynez Valley residents gathered to celebrate their Scandinavian heritage.



Immediately after World War II, Ferd Sorensen's construction of Danish-style buildings in the Village Area fostered the transformation of Solvang into a Danish-style community. Following coverage of the 1947 "Danish Days" festival by the Saturday Evening Post, an influx of weekend visitors encouraged the development of Solvang as a tourist destination.

1.4 EXISTING CONDITIONS

The City of Solvang has a well-established identity as an authentic Danish community and relies heavily upon tourism as its key economic strength. The majority of the land within City boundaries has been developed. The bulk of its land is zoned for residential use. The last of the large vacant residentially zoned areas were Skytt and Duff Mesas. Duff Mesa has been developed and Skytt Mesa is currently being developed. Solvang is separated from neighboring communities by a greenbelt of agricultural and open space areas.

The Santa Ynez River and Alamo Pintado Creek are sources of flooding concern for the City of Solvang. Alisal Creek and Adobe Creek are also potential flood hazards. The flood hazards posed by the creeks and river are discussed in the Safety Element of Solvang's General Plan.

Table 1, Existing Land Use, shows the current distribution of Solvang's land uses. Table 2, Land Use Build-out Potential, shows the number of dwelling units at buildout.



TABLE 1 - EXISTING LAND USE

LAND USE	ACRES
Estate Residential (1 du/ac)	15.8
Low Density Residential (1 du/ac)	292.0
Low/Medium Density Residential (2 du/ac)	218.0
Medium Density Residential (3-7 du/ac)	266.5
Mobile home Park (8 du/ac)	103.3
High Density Residential (8-20 du/ac)	31.5
SUBTOTAL	927.2
LAND USE	ACRES
Guest Ranch (15,000 sf/ac)	29.8
Retail Commercial (10,000 sf/ac)	14.3
General Commercial (10,000 sf/ac)	4.3
Tourist Commercial (22,000 sf/ac)	60.4
Light Industry (10,000 sf/ac)	7.1
Public / Institutional (9,000 sf/ac)	42.0
Professional/Office (15,000 sf/ac)	7.9
Open Space/Recreation (N/A)	216.7
Agriculture (N/A)	58.6
SUBTOTAL	441.2
TOTAL	1368.4

TABLE 2 – LAND USE BUILD-OUT POTENTIAL

Land Use Category	Existing Baseline 2006	Pending Development	Development Potential of Vacant/ Underutilized Land	
Estate Residential	2,076 residential units; and 1,369,932 sq.ft.	0 units	0 units	Total at Build-Out
Low Density Residential		3 units	11 units	
Low Medium Density Residential		10 units	19 units	
Medium Density Residential		177 units	84 units	
Mobile Home Park		1 unit	0 units	
High Density Residential		2 units	149 units	
Retail Commercial		0 units	0 units	
General Commercial		0 units	0 units	
Tourist Commercial		0 units; 29,879 sq.ft.	26 units; 21,560 sq.ft.	
Guest Ranch		0 units; 5,504 sq.ft.	0 units	
Light Industry		0 units	0 units	
Institutional		9 units; 45,837 sq.ft.	0 units	
Professional Office		8 units; 12,656 sq.ft.	0 units	
Open Space Recreation		0 units	0 units	
Agriculture	0 units	0 units		
Residential Total	2,076 units¹	210 units²	322 units³	2,608 units
Non-Residential Total	1,369,932 sq.ft.⁴	93,876 sq.ft.⁵	21,560 sq.ft.⁶	1,485,368 sq.ft.



¹ Baseline residential square footage based on 2005 Growth Management Allocation numbers provided in Planning Commission Staff Report dated January 3, 2005. Certificate of Occupancy data at the City Planning Department was used to get the number of residential units constructed in 2005 and 2006.

² Pending development was taken from City building permit issued records and from the Planning Commission/City Council Agendas from 2005 till May 2007. Note that 169 units in the Pending Category are from the Skytt/Solvang Mesa Development; 9 units are from the Solvang Lutheran Home and 8 units are from the Mission Meadows Mixed Use Project.

³ Development potential was taken from the Updated Housing Element Table “Estimate of Vacant and Under-Utilized Land and Residential Capacity”. Note that the development potential number is less than what is in the Housing Element table since some of the properties have pending development on them and are accounted for in the Pending Development Category. Note that the Housing Element’s 33 residential secondary unit projection is included in this total. There may be more residential development potential in the City if any existing properties were to be subdivided or if any non-residential properties decide to incorporate a mixed-use development. Expected development potential under these scenarios is expected to be fairly minimal. Also note the development potential numbers do not take into account zoning regulations and site constraints, which may further impact the development potential of these properties.

⁴ Baseline non-residential square footage based on 2005 Growth Management Allocation numbers provided in Planning Commission Staff Report dated January 3, 2005. There was no additional non-residential growth in 2005 and 2006.

⁵ Note that 37,172 sq.ft. is from the Solvang Lutheran Home development; 17,963 sq.ft. is from the Alisal Mission; 12,656 sq.ft. is from Mission Meadows Mixed Use Development; and 8,665 is from the SYV Cottage Hospital Expansion.

⁶ In the Land Use Element, the allowable development intensity is listed per each land use category. For example, Retail Commercial assumes a development intensity of 10,000 feet of gross floor area per acre. Given the Housing Element’s inventory of potential vacant and under utilized sites, commercial development potential was calculated using the applicable nonresidential land use category and multiplied that by the size of the lot. There is the potential for more development potential on other existing sites but it is expected to be very minimal. Also note the development potential numbers do not take into account zoning regulations and site constraints, which may further impact the development potential of these properties.

1.5 POPULATION AND DWELLINGS

According to the United States Census Bureau's 2000 Census data, there were 5,332 people residing in the City of Solvang. The majority of Solvang's land is used for housing their residents, (Table 1). The bulk of the City's residential land is in the Low Density and Medium Density Land Use categories, (Table 1). There were approximately 2,076 dwelling units as of 2006. There are approximately 210 units pending development and 322 potential units to be developed for a total of 532 additional units. A total of 2,608 dwelling units are estimated at build-out. Each dwelling unit houses an average of 2.37 people according to the 2000 U.S. Census. The estimated population at build-out is 6,181 people.



1.6 COMMERCIAL AND INDUSTRIAL LAND

The Village Area is the heart of Solvang's commercially zoned land. The Village Area is the main attractor of the tourists which help to drive the City's economy. Existing tourist commercial land is approximately 60.4 acres. Other commercial and office uses total approximately 86.1 acres. The City has approximately 7.1 acres of light industrially zoned land.

1.7 PUBLIC SERVICES AND FACILITIES

The City of Solvang provides water and wastewater services. Public safety services are provided through a contract with the County of Santa Barbara's Fire and Sheriff's Departments. Other services are provided through contractual agreements with surrounding jurisdictions and private agencies. The City's solid waste is taken to the Tajiguas Landfill. No new solid waste sites are planned within the City at this time. The Parks and Recreation Element discusses City facilities that are available for use including Hans Christian Andersen Park, Solvang Park, and the Veteran's Memorial building.

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2.0 DEVELOPMENT BOUNDARIES

2.1 CITY LIMITS AND SPHERE OF INFLUENCE

The City of Solvang is located in the Santa Ynez Valley in the central part of Santa Barbara County. Solvang is surrounded by the Purisima Hills to the north, the upper Santa Ynez Valley to the east, the Santa Ynez Mountains to the south, and the lower Santa Ynez Valley to the west. Solvang is situated primarily along an alluvial plain formed by the Santa Ynez River and on the southeastern edge of the Purisima Hills. It is located almost equidistant between the communities of Buellton and Santa Ynez. State Route 246 bisects Solvang and provides a key regional east-west link between U.S. Highway 101 and State Route 154.

The City limit is the existing boundary of the City, while the sphere of influence is the probable future boundary of the City. The sphere of is “a plan for the probable physical boundaries and service area of a local government agency.” Solvang’s City limits and Sphere of Influence boundary are shown in Figure 1.

2.2 PLANNING IMPACT AREA

Existing land use in the area surrounding the City consists primarily of open space, agricultural and ranch uses. This area includes the undeveloped areas of the Purisima Hills, agricultural land uses, the Santa Ynez River, and the Santa Ynez Mountains flanking the southern portion of the City. These lands are the “planning impact area” potentially affecting Solvang.

Coordination of land use planning between the County of Santa Barbara, the City of Buellton, and the Santa Ynez Band of Chumash Indians would be beneficial for the City. For example, the establishment of a Greenbelt agreement between the City and the County could be an important step in coordinating the planning activities of these agencies.

2.3 CHANGES FROM THE PREVIOUS GENERAL PLAN MAP

The only major change to the General Plan Land Use Map is the change in land use category designation of 7.26 acres of Tourist Commercial, Professional Office, and Medium Density Residential land to High Density Residential land use due to the requirement to meet Solvang's fair share of regional housing needs. This change was enacted as part of the update to the Housing Element in 2007. The updated Land Use Map is shown in Figure 2.



FIGURE 1 – SOLVANG CITY LIMITS AND SPHERE OF INFLUENCE

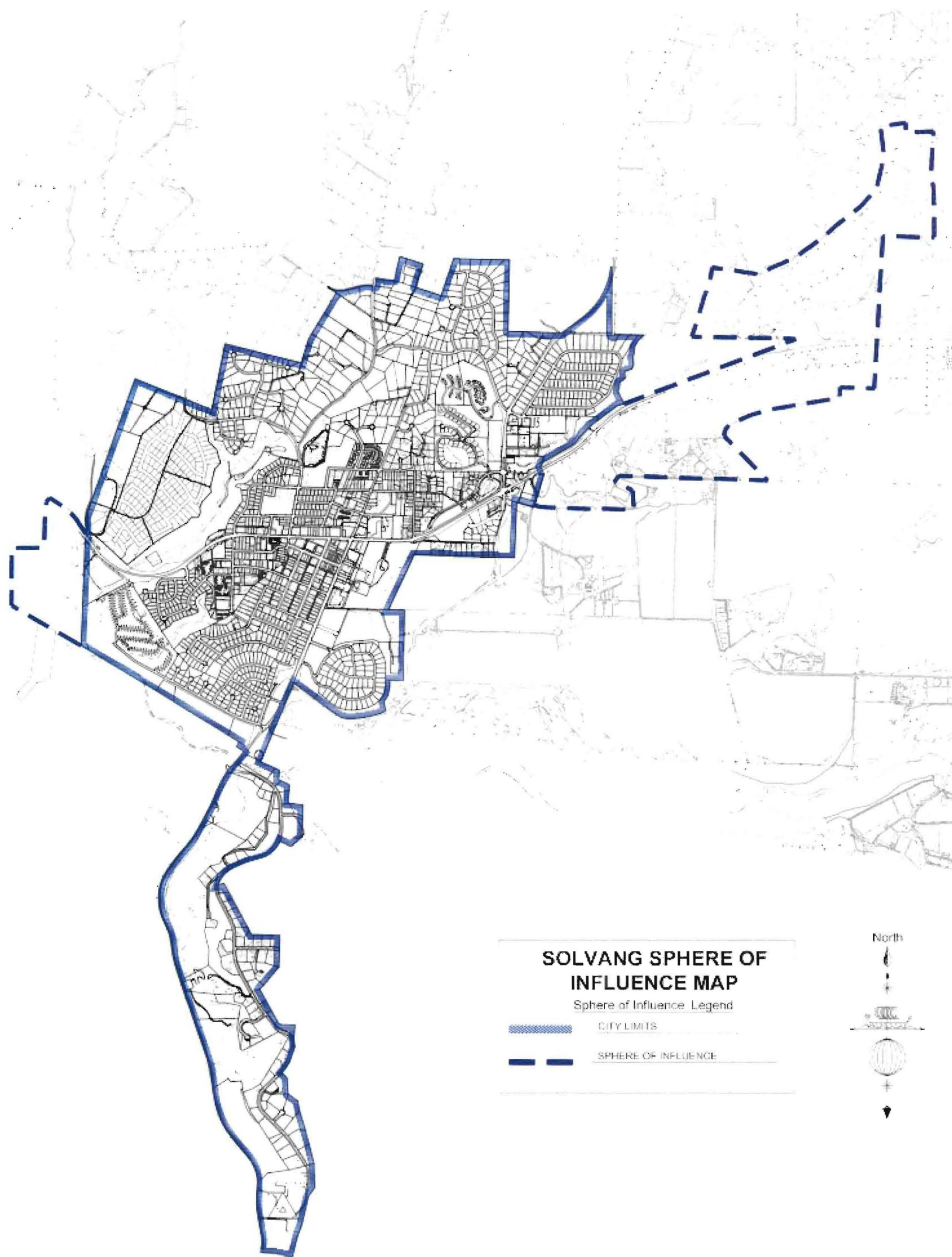
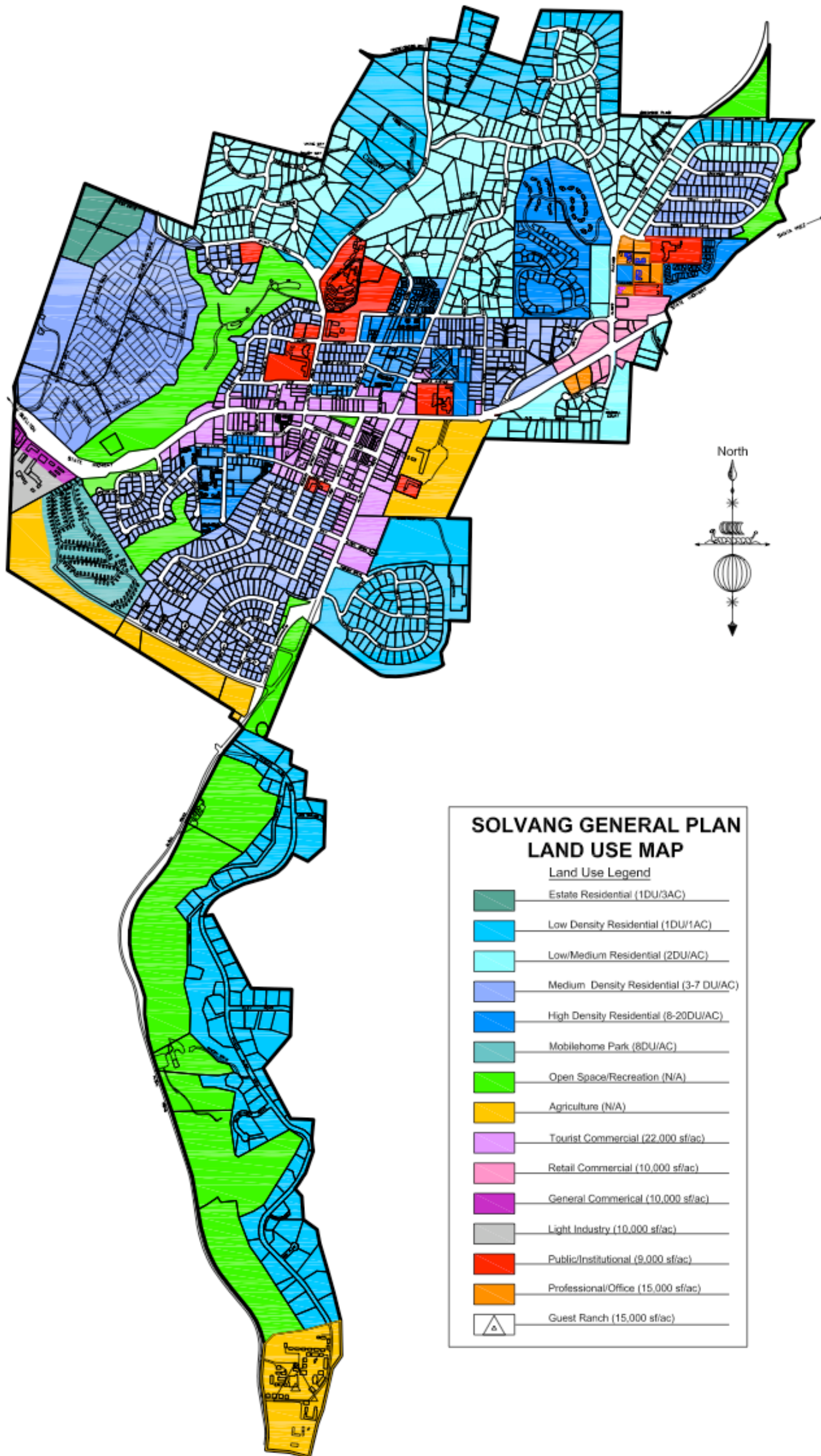


FIGURE 2 – LAND USE MAP



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3.0 GOALS, POLICIES AND ACTION ITEMS

Goal 1

PROMOTE DEVELOPMENT OF A WELL-BALANCED AND FUNCTIONAL MIX OF LAND USES TO PROVIDE RESIDENTS WITH A HIGH QUALITY OF LIFE.

Policy 1.1

Solvang's land use plan shall include residential land uses comprising a full range of housing types, locations, and densities.

Action Item (A)

Pursuant to the Housing Element of this General Plan, the City shall provide adequate appropriately zoned land to accommodate new housing units to meet the City's fair share of regional housing needs.

Action Item (B)

Mixed-use developments with a residential component shall be encouraged to further enhance the range of housing opportunities provided to residents.

Policy 1.2

Provide a mix of commercial uses to promote both the tourist economy and the needs of residents.

Action Item (A)

Solvang's land use plan shall include areas designated for retail commercial, general commercial, and tourist commercial land uses.

Action Item (B)

Commercial projects shall be encouraged to include components serving both visitors and residents.



Policy 1.3

Encourage the development of industrial uses that expand the City's job base.

Action Item (A)

Solvang's land use plan shall provide areas designated for industrial uses.

Action Item (B)

Within areas designated as Industrial, the City shall permit the establishment of light industrial facilities, research and development parks, public storage centers warehouses and heavy equipment storage and maintenance yards.

Policy 1.4

Provide an adequate amount of open space and recreational land uses to meet the needs of the entire community.

Action Item (A)

Solvang's land use plan shall provide for riparian and publicly owned open space along the Santa Ynez River, Alisal Creek, Adobe Creek, Alamo Pintado Creek, and other appropriate locations.

Action Item (B)

Solvang's land use plan shall establish recreational areas to meet the standards established in the Parks and Recreation Element of this General Plan.

Policy 1.5

Provide for the development of institutional land uses to meet the social, economic, cultural, spiritual, and educational needs of the community.

Action Item (A)

Within areas designated as institutional, the City shall permit the development of publicly owned facilities, schools, churches, hospitals and medical centers, cemeteries, and retirement care facilities and convalescent homes.

Action Item (B)

The Mission Santa Ines property includes both Agricultural and Institutional land use designations. The property shall be limited to religious, cultural, and educational uses that are compatible with the Mission and existing land uses.



Policy 1.6

Ensure that the demand for public facilities and services does not exceed the City government's ability to provide these facilities and services.

Action Item (A)

The City shall periodically review projected municipal service and public facilities demands to ensure adequate levels of service are maintained.

Action Item (B)

The City shall make a finding prior to the land use approval for any new development that adequate public services and resources are available to serve the new development. In making such findings, the City shall require that Applicants assume full responsibility for the costs of public service extensions or improvements that are required as a result of the new development. Lack of available public services or resources shall be grounds for a reduction in development otherwise allowed under the Land Use Element land use category(s), or denial of the proposed development.

Action Item (C)

The City shall periodically review and update its land use plan to ensure that a balance is maintained between employment and housing opportunities, and to ensure the availability of sufficient municipal revenues to maintain adequate levels of public services.

Goal 2

ENSURE THAT DEVELOPMENT IN THE CITY IS CONSISTENT WITH THE OVERALL COMMUNITY CHARACTER AND CONTRIBUTES POSITIVELY TOWARDS THE CITY'S IMAGE.

Policy 2.1

Distribute land uses to establish a pattern which minimizes the potential for conflicts involving adjacent land uses.

Action Item (A)

The Village core area shall be the primary focus of tourist-related land uses and surrounding portions of the City shall be buffered from spillover tourist traffic, noise, etc.



Action Item (B)

The City shall encourage the development of multiple-family residential land uses in relatively close proximity to services, (e.g., commercial centers, public parks, etc.).

Policy 2.2

Ensure that commercial development is located conveniently and is consistent with the Community Design Element of the General Plan.

Action Item (A)

Pursuant to the Community Design Element of the General Plan, the City shall require commercial development in the Village area to conform to the City's adopted design guidelines.

Action Item (B)

The City shall encourage the development of mixed residential and commercial uses in the Village commercial area.

Action Item (C)

Solvang's land use plan shall provide for resident-serving commercial development along arterial roadways and areas that allow for the provision of adequate access and parking.

Goal 3

PROMOTE AND BEAUTIFY THE CITY AS A TOURIST DESTINATION AND PROVIDE A PLEASANT ATMOSPHERE FOR RESIDENTS.

Policy 3.1

Encourage tourism and civic pride by creating entry points to the City.

Action Item (A)

Maintain entry points to the City that are identified by well-designed, landscaped entrances with landscaped medians, indicating civic pride and a concern for civic beauty.

Action Item (B)

Maintain and provide signage identifying the entrance to the City where appropriate.

Policy 3.2

Maintain and update street trees to beautify the streetscape and promote pedestrian traffic.

Action Item (A)

Plant trees in accordance with the Tree Master Plan that provide a canopy, are in keeping with the community character, and have root systems that will not cause damage.

Goal 4

PROMOTE AND PROTECT THE VILLAGE AREA AS THE HEART OF SOLVANG’S COMMERCIAL DISTRICT AND THE MAIN ATTRACTOR OF TOURISTS.

Policy 4.1

Promote restaurants and shops that reflect Solvang’s unique Danish Northern European character.

Action Item (A)

Periodically review the uses in the Village Area to determine if amending the Municipal Code requirements to include or limit other types of businesses would benefit the area’s character and economic viability.

Policy 4.2

Encourage a mix of uses in close proximity to each other in the Village area.

Action Item (A)

Solvang’s land use plan shall allow for governmental services and facilities, cultural and recreational activities, a broad range of retail activities, financial and professional services, entertainment, transit services, and housing for residents in the Village area.

Policy 4.3

Encourage mixed-use developments that integrate housing and commercial uses.

Action Item (A)

Maintain the Municipal Code allowance for mixed-use type land use.



Policy 4.4

Encourage and/or undertake design improvements in the Village area to create a safe, convenient, and pleasant pedestrian environment.

Action Item (A)

Land development projects in the Village Area shall include pedestrian-oriented amenities such as, but not limited to, lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, and sidewalk seating areas.

Action Item (B)

The City shall periodically review and update the Capital Projects List for the Village Area to contribute to pedestrian oriented and public parking area amenities, as funding permits.

Action Item (C)

Design and manage roadway and pedestrian facilities to minimize conflicts between automobiles, pedestrians, and bicyclists, and confer with Caltrans where appropriate.

Goal 5

WORK TOWARDS DECREASING THE EFFECTS OF CLIMATE CHANGE BY REDUCING GREENHOUSE GAS EMISSIONS.

Policy 5.1

The pattern of development embodied in the Land Use Element shall maintain a compact urban form that minimizes auto dependency.

Action Item (A)

Promote infill development that is compact, mixed-use, and pedestrian-friendly.

Action Item (B)

The City shall encourage the use of the mixed-use provisions of its Municipal Code.

Policy 5.2

The City should encourage the planting of trees in the community on public and private lands to help offset carbon emissions.

Action Item (A)

Through the development review process, ensure development projects include ample tree plantings.

Action item (B)

Pursue City and volunteer programs to plant trees on public lands.



Goal 6

PRESERVE THE CITY’S IDENTITY AS SEPARATE AND UNIQUE FROM SURROUNDING AREAS.

Policy 6.1

Protect the open space and agricultural areas surrounding the City boundaries and Sphere of Influence serving as “greenbelt” open space separating communities in the Santa Ynez Valley.

Action Item (A)

Solvang has adopted a resolution supporting the preservation of the greenbelt areas surrounding the City and shall periodically review the status of open space, agriculture, and sphere of influence lines in the County’s Santa Ynez Valley Community Plan and City of Buellton’s General Plan and continue to work with surrounding jurisdictions to preserve the greenbelt areas bordering the City Limits and Sphere of Influence.

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4.0 LAND USE CATEGORIES

ESTATE RESIDENTIAL

Density: Maximum density of one dwelling unit per three acres.

Population Density: Assuming an average household size of 2.37 persons per unit, Estate Residential would be approximately 0.79 persons per acre.

Zoning: Zoning districts that are consistent with the Estate Residential designation include:

- 3-E-1: Residential - 1 dwelling unit/3 acres

Description: This category allows estate ranchette types of residences. Appropriate residential uses include single-family detached homes and secondary dwelling units that comply with the City's Municipal Code. There are only four residential lots totaling 15.8 acres, within this General Plan designation and they are located northwest of Solvang Mesa.

LOW DENSITY RESIDENTIAL

Density: Maximum density of one dwelling unit per acre.

Population Density: Assuming an average household size of 2.37 persons per unit, Low Density Residential would be approximately 2.37 persons per acre.

Zoning: Zoning districts that are consistent with the Low Density Residential designation include:

- 1-E-1: Residential - 1 dwelling unit/acre.

Description: Low Density Residential designation is comprised of 292 acres east of the Alisal Guest Ranch and Golf Course along Rancho Alisal Road, in the Village Collection Homes and along the City's northern boundary. Appropriate residential uses include single-family detached homes and secondary dwelling units that comply with the City's Municipal Code.

LOW MEDIUM DENSITY RESIDENTIAL

Density: Maximum density of two dwelling units per acre.

Population Density: Assuming an average household size of 2.37 persons per unit, Low Medium Density Residential would be approximately 4.74 persons per acre.

Zoning: Zoning districts that are consistent with the Low Medium Density Residential designation include:

- 20-R-1: Residential - 2 dwelling units/acre.

Description: This category is comprised of 218 acres and is located off of Chalk Hill Road to the north and between Fredensborg Canyon Road and Alamo Pintado Road. There is a small portion of Low Medium Density Residential located south of Mission Drive along Old Mill Road and Windmill Lane. Appropriate residential uses include single-family detached homes and secondary dwelling units that comply with the City's Municipal Code.



MEDIUM DENSITY RESIDENTIAL

Density: Maximum density of three to seven units per acre.

Population Density: Assuming an average household size of 2.37 persons per unit, Medium Density Residential would be approximately 7.11 to 16.59 persons per acre.

Zoning: Zoning districts that are consistent with the Medium Density Residential designation include:

- 10-R-1: Residential – 10,000 square feet.
- 8-R-1: Residential – 8,000 square feet.
- 7-R-1: Residential – 7,000 square feet.

Description: This category provides for single-and multi-family residential development and is comprised of 266.5 acres. The Medium Density Residential designation consists of the Solvang Mesa development and land adjacent to the downtown commercial areas.

MOBLIE HOME PARK

Density: Maximum density of eight units per acre.

Population Density: Assuming an average household size of 2.37 persons per unit, Mobile Home Park would be approximately 18.96 persons per acre.

Zoning: Zoning districts that are consistent with the Mobile Home Park designation include:

- MHP – Mobile Home Park

Description: There is only one mobile home park located in the southwest area of the City off Fjord Drive. The mobile home park is approximately 103.3 acres. The mobile home park provides affordable housing opportunities, which fulfills a community need.



HIGH DENSITY RESIDENTIAL

Density: Maximum density of 8 to 20 dwelling units per acre.

Population Density: Assuming maximum development and an average household size of 2.37 persons per unit, High Density Residential would be approximately 18.96 to 47.4 persons per acre.

Zoning: Zoning districts that are consistent with the High Density Residential designation include:

- DR – Design Residential (ranges in density of 1.8 units/acre to 20 units/acre).

Description: High Density Residential is comprised of 31.5 acres and allows for single-family, duplex, triplex, and multi-family dwelling units, including developments commonly known as row houses, townhouses, condominiums and cluster developments. The High Density Residential designation is primarily concentrated in the Village Area and the Mission Drive corridor located close to services.

GUEST RANCH

Density: 15,000 square feet of gross floor area per acre.

Zoning: Zoning districts that are consistent with the Guest designation include:

- AG - Agriculture

Description: This General Plan designation is intended to recognize the Alisal Ranch as a unique use in the community. The Alisal Ranch is a working ranch that encompasses over 10,000 acres of which only approximately 29.8 acres are within the City of Solvang. The area within the City includes lodging with 66 units, employee housing, equestrian facilities, two dining rooms, a lounge/cocktail lounge, tennis club, golf course and golf club. The current Conditional Use Permit for the facility allows a total of 75 guest units. This land use designation does not infer expansion of the facility for any kind of commercial or retail use, and limits the number of guest units allowed to 100.



RETAIL COMMERCIAL

Density: 10,000 square feet of gross floor area per acre.

Zoning: Zoning districts that are consistent with the Retail Commercial designation include:

- C-2 - Commercial Retail.

Description: This category involves the development of commercial uses such as specialty shops, grocery stores, drug stores, etc. to serve primarily Solvang residents. The Retail Commercial designation is comprised of 14.3 acres and is located along Mission Drive (State Highway 246) and Alamo Pintado.

GENERAL COMMERCIAL

Density: 10,000 square feet of gross floor area per acre.

Zoning: Zoning districts that are consistent with the General Commercial designation include:

- C-3 – General Commercial

Description: The purpose of the General Commercial designation is to provide areas for wholesale and heavy commercial uses and services which are desirable within the City but which are not suited to the retail or tourist commercial district. The intent is to provide for these areas while protecting adjacent land uses from excessive noise, odor, lighting and traffic. The only site in the City designated as General Commercial is just south of Route 246 at the extreme western edge of the City. This area is approximately 4.3 acres.

TOURIST COMMERCIAL

Density: 22,000 square feet of gross floor area per acre.

Zoning: Zoning districts that are consistent with the Tourist Commercial designation include:

- TRC – Tourist Related Commercial.
- DR – Design Residential (ranges in density of 1.8 units/acre to 20 units/acre).

Description: This category comprises 60.4 acres and provides for hotel, restaurant, and other tourist- serving commercial uses in the Village Area (downtown core). Also, it is the intent to provide offices supplying commodities or performing services for the residents of the surrounding community and for local trade. In conjunction with such commercial uses, residential mixed uses

are encouraged. Bonus density provisions per the Housing Element would allow slightly higher densities in this land use category.



LIGHT INDUSTRY

Density: 10,000 square feet of gross floor area per acre.

Zoning: Zoning districts that are consistent with the Light Industry designation include:

- M-1 – Light Industry

Description: This category provides for light manufacturing, public works and utilities uses, light industrial facilities, research and development parks, public storage centers, warehouses heavy equipment storage and maintenance yards, as well as sand and gravel operations. The only site in the City designated as Light Industry is 7.1 acres and is located just south of Route 246 at the extreme western edge of the City.

PUBLIC/INSTITUTIONAL

Density: 10,000 square feet of gross floor area per acre.

Zoning: Zoning districts that are consistent with the Institutional designation include:

- I - Institutional

Description: This category includes schools, churches, civic center, hospitals, other public uses, and mixed uses. Approximately 42 acres make up the Institutional category.

PROFESSIONAL/OFFICE

Density: 15,000 square feet of gross floor area per acre.

Zoning: Zoning districts that are consistent with the Professional/Office designation include:

- P-I – Professional - Institutional

Description: This category provides for professional offices (e.g., medical and dental centers), general office uses, and mixed uses. The Professional/Office designation is 7.9 acres and is located north of Mission Drive and east of Alamo Pintado.

OPEN SPACE/RECREATION

Density: No maximum density defined.

Zoning: Zoning districts that are consistent with the Open Space/Recreation designation include:

- REC – Recreational

Description: This category includes public parks, golf course, indoor recreation facilities, and open space uses. The Open Space/Recreation category is comprised of 216.7 acres. Although no maximum building density is defined for these areas, any structures constructed shall be integral components of the recreational uses and should be at a scale that is compatible with the recreational site.



AGRICULTURE

Density: No maximum density defined.

Zoning: Zoning districts that are consistent with the Agriculture designation include:

- AG- Agricultural
- REC – Resource Management

Description: This category provides for agriculturally related land uses. No maximum building density is defined for this use since no development (other than farm houses or related facilities) is allowed in these areas. The Agricultural designation is comprised of 58.6 acres. Portions of the Alisal Guest Ranch and Santa Ynez Mission and areas south of the City along the Santa Ynez River make up the majority of this area.