




County of Santa Barbara Planning and Development

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Accessory Dwelling Unit (ADU) Checklist A – Inland Area

Effective January 1, 2020

ADU Type
<p>One ADU per lot located (1) within a single-family dwelling (SFD) or accessory structure and (2) within a residential or mixed use zone.</p> 
Standards
<p><u>Location:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> The ADU shall be located within an existing or proposed SFD or accessory structure. [Government Code (GC) § 65852.2(e)(1)(A)(i)] <input type="checkbox"/> The ADU may include an expansion of not more than 150 gross square feet (SF) beyond the same physical dimensions as the existing SFD or accessory structure to accommodate ingress and egress. [GC § 65852.2(e)(1)(A)(i)] (See California Building Code [CBC] § 202 for the definition of “floor area, gross.”) <p><u>Zone:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> The ADU shall be located within one of the following residential or mixed use zones: [GC § 65852.2(e)(1)] <ul style="list-style-type: none"> <input type="checkbox"/> RR (Rural Ranchette/Rural Residential) <input type="checkbox"/> R-1/E-1 (Single Family Residential) <input type="checkbox"/> EX-1 (One-Family Exclusive Residential) <input type="checkbox"/> R-2 (Two-Family Residential) <input type="checkbox"/> DR (Design Residential) <input type="checkbox"/> PRD (Planned Residential Development) <input type="checkbox"/> SLP (Small Lot Planned Development) <input type="checkbox"/> MHP (Mobile Home Planned Development) <input type="checkbox"/> MHS (Mobile Home Subdivision) <input type="checkbox"/> MR-O (Multi-Family Residential – Orcutt) <input type="checkbox"/> MU (Mixed Use) <input type="checkbox"/> OT-R (Old Town – Residential) <input type="checkbox"/> OT-R/LC (Old Town – Residential/Light Commercial) <input type="checkbox"/> OT-R/GC (Old Town – Residential/General Commercial)

CM-LA (Community Mixed Use – Los Alamos)

Minimum Size:

- The minimum size for an ADU shall be an efficiency unit. [GC § 65852.2(c)(2)(A)] (Note: The unit must include a living room of at least 220 gross SF plus an additional 100 gross SF for each occupant in excess of two, a closet, cooking facilities, and a bathroom; see CBC § 1207.4.)

Maximum Size: No size limit.

Height: No height limit for an ADU located within a SFD or accessory structure. [GC § 65852.2(e)(1)(A)(i)]

Setbacks: Side and rear setbacks shall be sufficient for fire and safety. [GC § 65852.2(e)(1)(A)(iii)] (Note: The Building and Safety Division and Fire Department will check setbacks for compliance with this standard.)

Lot Size: No minimum lot size. [GC § 65852.2(c)(2)(C)]

Parking: No ADU parking or replacement parking required. [GC § 65852.2(a)(1)(D)(x)(I), (x)(III), and (xi)]

Other Standards:

- No owner-occupancy required. [GC § 65852.2(a)(6)]
- No passageway required. [GC § 65852.2(a)(1)(D)(vi)]
- The ADU shall have separate exterior access from the SFD. [GC § 65852.2(e)(1)(A)(ii) and GC § 65852.22(a)(5)]

Conditions of Approval:

- Any rental of the ADU shall be for a term longer than 30 days. [GC § 65852.2(e)(4)]
- The ADU cannot be sold separately from principal dwelling. [GC § 65852.2(a)(1)(D)(i)]