

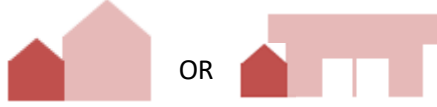


County of Santa Barbara Planning and Development

Lisa Plowman, Director
 Jeff Wilson, Assistant Director
 Steve Mason, Assistant Director

Accessory Dwelling Unit (ADU) Checklist F – Inland Area

Effective January 1, 2020

ADU Type
<p>One new, attached ADU per lot with a single-family dwelling (SFD) or multifamily dwelling (MFD) and located within a zone where SFD or MFD use is allowed.</p> 
Standards
<p>Location:</p> <p><input type="checkbox"/> The ADU shall be attached to an existing or proposed SFD, MFD, or attached accessory structure. <small>[Government Code (GC) § 65852.2(a)(1)(D)(iii)]</small></p> <p>Zone:</p> <p><input type="checkbox"/> The ADU shall be located within one of the following zones where SFD or MFD use is allowed: <small>[GC § 65852.2(a)(1)(D)(ii)]</small></p> <ul style="list-style-type: none"> <input type="checkbox"/> AG-I (Agricultural I) <input type="checkbox"/> AG-II (Agricultural II) <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"/> NTS (Naples Townsite) <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)

- MT-GOL (Mountainous – Goleta)
- MT-TORO (Mountainous – Toro Canyon)
- RMZ (Resource Management)
- C-1 (Limited Commercial)
- C-2 (Retail Commercial)
- C-3 (General Commercial)
- CM-LA (Community Mixed Use – Los Alamos)
- CN (Neighborhood Commercial)
- PI (Professional and Institutional)

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 square feet [SF] plus an additional 100 gross SF for each occupant in excess of two, a closet, cooking facilities, and a bathroom; see California Building Code [CBC] § 1207.4.) (See CBC § 202 for the definition of “floor area, gross.”)

Maximum Size:

- Total ADU gross floor area shall not exceed 50 percent of the existing principal dwelling gross floor area. [GC § 65852.2(a)(1)(D)(iv)]

Height: No height limit for the ADU. However, a proposed ADU that is taller than a structure normally allowed in that zone may not be considered an “accessory structure” as defined in GC § 65852.2(j)(2).

Setbacks:

- The ADU shall have four-foot side and rear setbacks. [GC § 65852.2(a)(1)(D)(vii)]

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)]

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)]