




County of Santa Barbara Planning and Development

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Junior Accessory Dwelling Unit (JADU) Checklist – Inland Area

Effective January 1, 2020

JADU Description
<p>One JADU and one “small” detached, new construction ADU (i.e., subject to an 800 square-foot size limit and 16 foot height limit) per lot located (1) within a single-family dwelling (SFD) and (2) within a residential or mixed use zone.</p> <p>A JADU and a “small” detached, new construction ADU may be located on the same lot, but do not need to be proposed concurrently. This JADU Checklist provides standards for the JADU. See ADU Checklist B for ADU standards.</p> 
Standards
<p><u>Location:</u></p> <ul style="list-style-type: none"><input type="checkbox"/> The JADU shall be located within an existing or proposed SFD. [Government Code (GC) § 65852.2(e)(1)(A)(i) and GC § 65852.22(a)(4)] (Note: The JADU can be located within an attached garage, but cannot be located within any other attached or detached accessory structure.)<input type="checkbox"/> The JADU may include an expansion of not more than 150 gross square feet (SF) beyond the same physical dimensions as the existing SFD to accommodate ingress and egress. [GC § 65852.2(e)(1)(A)(i)] (See the 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 JADU 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)

- MHS (Mobile Home Subdivision)
- MR-O (Multi-Family Residential – Orcutt)
- MU (Mixed Use)
- OT-R (Old Town – Residential)
- OT-R/LC (Old Town – Residential/Light Commercial)
- OT-R/GC (Old Town – Residential/General Commercial)
- CM-LA (Community Mixed Use – Los Alamos)

Minimum Size:

- The minimum size for a JADU 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:

- JADU floor area shall not exceed 500 gross SF. [GC § 65852.22(h)(1)]

Height: No height limit for a JADU located within a SFD. [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 JADU parking or replacement parking required. [GC § 65852.2(a)(1)(D)(x)(I), (x)(III), and (xi)]

Other Standards:

- No passageway required. [GC § 65852.2(a)(1)(D)(vi)]
- The JADU shall have separate exterior access from the SFD. [GC § 65852.2(e)(1)(A)(ii) and GC § 65852.22(a)(5)]
- The JADU shall include an efficiency kitchen, which shall have (1) a cooking facility with appliances, and (2) a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU. [GC § 65852.2(e)(1)(A)(iv) and GC § 65852.22(a)(6)(A) and (B)]
- The JADU shall include a separate bathroom or shared bathroom with the existing structure. [GC § 65852.2(e)(1)(A)(iv) and GC § 65852.22(h)(1)]

Conditions of Approval:

- Any rental of the JADU shall be for a term longer than 30 days. [GC § 65852.2(e)(4)]
- The JADU cannot be sold separately from principal dwelling. [GC § 65852.2(a)(1)(D)(i)]
- Owner-occupancy shall be required for either the JADU or SFD, unless owned by a governmental agency, land trust, or housing organization. [GC § 65852.22(a)(2)]