




County of Santa Barbara Planning and Development

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Accessory Dwelling Unit (ADU) Checklist A – Inland Area

Effective June 10, 2021

ADU Type
One ADU per lot located within (1) an existing or proposed single-family dwelling (SFD) or existing accessory structure and (2) a residential or mixed use zone. 
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 existing accessory structure. (County Land Use and Development Code [LUDC] § 35.42.015.E.2.c and Montecito Land Use and Development Code [MLUDC] § 35.442.015.E.2.c)<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. (See LUDC § 35.42.015.D.5 and MLUDC § 35.442.015.D.5 for the definition of “gross floor area.”) [LUDC § 35.42.015.E.2.c.(1) and MLUDC § 35.442.015.E.2.c.(1)] <p><u>Lot Requirements:</u></p> <ul style="list-style-type: none"><input type="checkbox"/> The lot shall contain no more than one ADU. [LUDC § 35.42.015.E.2.b.(1) and MLUDC § 35.442.015.E.2.b.(1)]<input type="checkbox"/> The lot shall contain an existing or proposed SFD. [LUDC § 35.42.015.E.2.b.(2) and MLUDC § 35.442.015.E.2.b.(2)] <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: (LUDC § 35.42.015.E.1.a and MLUDC § 35.442.015.E.1.a)<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)

- 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 an ADU shall be an efficiency unit. (Note: An efficiency 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 California Building Code § 1207.4.) (LUDC § 35.42.015.H.1 and MLUDC § 35.442.015.H.1)

Maximum Size: No size limit.

Height: N/A (located within an existing or proposed SFD or existing accessory structure).

Setbacks: All portions of the ADU, including eaves and roof overhangs, shall comply with the following requirements:

- Side and rear setbacks shall be sufficient for fire and safety purposes. (Note: The Building and Safety Division and Fire Department will check setbacks for compliance with this standard.) (LUDC § 35.42.015.E.2.d and MLUDC § 35.442.015.E.2.d)
- The ADU shall comply with the front setback requirements of the applicable zone. (LUDC § 35.42.015.E.2.d and MLUDC § 35.442.015.E.2.d)

Parking: No ADU parking spaces or replacement parking spaces required. (LUDC § 35.42.015.E.1.b and MLUDC § 35.442.015.E.1.b)

Passageway: No passageway required for the ADU. (LUDC § 35.42.015.H.2 and MLUDC § 35.442.015.H.2)

Other Standards:

- The ADU shall have separate exterior access from the SFD. (LUDC § 35.42.015.E.2.a and MLUDC § 35.442.015.E.2.a)

Junior Accessory Dwelling Unit (JADU): An ADU that complies with all of the standards of this Checklist A may be located on the same lot as a JADU. (Note: The ADU and JADU do not need to be proposed concurrently. Please see the JADU Checklist for JADU standards.) (LUDC § 35.42.015.E.2.e and MLUDC § 35.442.015.E.2.e)

Conditions of Approval:

- Any rental of the ADU shall be for a term longer than 30 days. (LUDC § 35.42.015.H.3.a and MLUDC § 35.442.015.H.3.a)
- The ADU shall not be used as a farmstay, homestay, or short-term rental. (LUDC § 35.42.015.H.3.b and MLUDC § 35.442.015.H.3.b)