




# County of Santa Barbara Planning and Development

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## Accessory Dwelling Unit (ADU) Checklist B – Inland Area

Effective June 10, 2021

ADU Type
One “small” detached, new construction ADU (i.e., subject to an 800 square-foot size limit and 16 foot height limit) per lot with an existing or proposed single-family dwelling (SFD) and located within a residential or mixed use zone. 
Standards
<p><u>Location:</u></p> <p><input type="checkbox"/> The ADU shall be located within a detached, new construction accessory building on a lot with an existing or proposed SFD. (County Land Use and Development Code [LUDC] § 35.42.015.E.3.b and Montecito Land Use and Development Code [MLUDC] § 35.442.015.E.3.b)</p> <p><u>Lot Requirements:</u></p> <p><input type="checkbox"/> The lot shall contain no more than one ADU. [LUDC § 35.42.015.E.3.a.(1) and MLUDC § 35.442.015.E.3.a.(1)]</p> <p><input type="checkbox"/> The lot shall contain an existing or proposed SFD. [LUDC § 35.42.015.E.3.a.(2) and MLUDC § 35.442.015.E.3.a.(2)]</p> <p><u>Zone:</u></p> <p><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)</p> <ul style="list-style-type: none"><li><input type="checkbox"/> RR (Rural Ranchette/Rural Residential)</li><li><input type="checkbox"/> R-1/E-1 (Single Family Residential)</li><li><input type="checkbox"/> EX-1 (One-Family Exclusive Residential)</li><li><input type="checkbox"/> R-2 (Two-Family Residential)</li><li><input type="checkbox"/> DR (Design Residential)</li><li><input type="checkbox"/> PRD (Planned Residential Development)</li><li><input type="checkbox"/> SLP (Small Lot Planned Development)</li><li><input type="checkbox"/> MHP (Mobile Home Planned Development)</li><li><input type="checkbox"/> MHS (Mobile Home Subdivision)</li><li><input type="checkbox"/> MR-O (Multi-Family Residential – Orcutt)</li><li><input type="checkbox"/> MU (Mixed Use)</li></ul>

- 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 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 § 1207.4.) (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.H.1 and MLUDC § 35.442.015.H.1)

**Maximum Size:**

- The ADU floor area shall not exceed 800 gross SF. (LUDC § 35.42.015.E.3.c and MLUDC § 35.442.015.E.3.c)

**Height:**

- The height of the ADU shall not exceed 16 feet. (LUDC § 35.42.015.E.3.d and MLUDC § 35.442.015.E.3.d)

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

- The ADU shall have four-foot side and rear setbacks. (LUDC § 35.42.015.E.3.e and MLUDC § 35.442.015.E.3.e)
- The ADU shall comply with the front setback requirements of the applicable zone. (LUDC § 35.42.015.E.3.e and MLUDC § 35.442.015.E.3.e)

**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)

**Junior Accessory Dwelling Unit (JADU):** An ADU that complies with all of the standards of this Checklist B 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.3.f and MLUDC § 35.442.015.E.3.f)

**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)