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

**Effective January 1, 2020**

<table>
<thead>
<tr>
<th>ADU Type</th>
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<tr>
<td>Up to two detached ADUs per lot with a multifamily dwelling (MFD) and located within a residential or mixed use zone.</td>
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#### Standards

**Location:**
- The ADU(s) shall be located entirely within existing or new construction detached accessory building(s) on a lot with an existing MFD. [Government Code (GC) § 65852.2(e)(1)(D)]

**Zone:**
- The ADU(s) shall be located within one of the following residential or mixed use zones: [GC § 65852.2(e)(1)]
  - RR (Rural Ranchette/Rural Residential)
  - R-1/E-1 (Single Family Residential)
  - EX-1 (One-Family Exclusive Residential)
  - R-2 (Two-Family Residential)
  - DR (Design Residential)
  - PRD (Planned Residential Development)
  - SLP (Small Lot Planned Development)
  - 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 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: No size limit.

Height:

☐ The height of the ADU(s) shall not exceed 16 feet. [GC § 65852.2(e)(1)(D)]

Setbacks:

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

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(s) shall be for a term longer than 30 days. [GC § 65852.2(e)(4)]

☐ The ADU(s) cannot be sold separately from principal dwelling. [GC § 65852.2(a)(1)(D)(i)]