




County of Santa Barbara Planning and Development

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Accessory Dwelling Unit (ADU) Checklist D – Inland Area

Effective June 10, 2021

ADU Type
<p>Up to two detached ADUs per lot with an existing multifamily dwelling (MFD) and located within a residential or mixed use zone.</p> 
Standards
<p><u>Location:</u></p> <p><input type="checkbox"/> Each ADU shall be located entirely within an existing or new construction detached accessory building. (County Land Use and Development Code [LUDC] § 35.42.015.E.5.b and Montecito Land Use and Development Code [MLUDC] § 35.442.015.E.5.b)</p> <p><u>Lot Requirements:</u></p> <p><input type="checkbox"/> The lot shall contain no more than two ADUs. [LUDC § 35.42.015.E.5.a.(1) and MLUDC § 35.442.015.E.5.a.(1)]</p> <p><input type="checkbox"/> The lot shall contain an existing MFD. [LUDC § 35.42.015.E.5.a.(2) and MLUDC § 35.442.015.E.5.a.(2)]</p> <p><u>Zone:</u></p> <p><input type="checkbox"/> The ADU(s) 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"> <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"/> OT-R (Old Town – Residential) <input type="checkbox"/> OT-R/LC (Old Town – Residential/Light Commercial)

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- 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:

- The height of the ADU(s) shall not exceed 16 feet. (LUDC § 35.42.015.E.5.c and MLUDC § 35.442.015.E.5.c)

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

- The ADU(s) shall have four-foot side and rear setbacks. (LUDC § 35.42.015.E.5.d and MLUDC § 35.442.015.E.5.d)
- The ADU(s) shall comply with the front setback requirements of the applicable zone. (LUDC § 35.42.015.E.5.d and MLUDC § 35.442.015.E.5.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(s). (LUDC § 35.42.015.H.2 and MLUDC § 35.442.015.H.2)

Conditions of Approval:

- Any rental of the ADU(s) 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(s) 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)