**Accessory Dwelling Unit (ADU) Checklist F – Inland Area**

**Effective January 1, 2020**

<table>
<thead>
<tr>
<th>ADU Type</th>
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<tbody>
<tr>
<td>One new, attached ADU per lot with a single-family dwelling (SFD) or multifamily dwelling (MFD) and located within a zone where SFD or MFD use is allowed.</td>
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### Standards

**Location:**
- □ The ADU shall be attached to an existing or proposed SFD, MFD, or attached accessory structure.  
  [Government Code (GC) § 65852.2(a)(1)(D)(iii)]

**Zone:**
- □ The ADU shall be located within one of the following zones where SFD or MFD use is allowed: [GC § 65852.2(a)(1)(D)(iii)]
  - □ AG-I (Agricultural I)
  - □ AG-II (Agricultural II)
  - □ 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)
  - □ NTS (Naples Townsite)
  - □ OT-R (Old Town – Residential)
  - □ OT-R/LC (Old Town – Residential/Light Commercial)
  - □ OT-R/GC (Old Town – Residential/General Commercial)
☐ MT-GOL (Mountainous – Goleta)
☐ MT-TORO (Mountainous – Toro Canyon)
☐ RMZ (Resource Management)
☐ C-1 (Limited 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:**
☐ Total ADU gross floor area shall not exceed 50 percent of the existing principal dwelling gross floor area. [GC § 65852.2(a)(1)(D)(iv)]

**Height:**
No height limit for the ADU. However, a proposed ADU that is taller than a structure normally allowed in that zone may not be considered an “accessory structure” as defined in GC § 65852.2(j)(2).

**Setbacks:**
☐ The ADU shall have four-foot side and rear setbacks. [GC § 65852.2(a)(1)(D)(vii)]

**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 shall be for a term longer than 30 days. [GC § 65852.2(e)(4)]
☐ The ADU cannot be sold separately from principal dwelling. [GC § 65852.2(a)(1)(D)(i)]