




County of Santa Barbara Planning and Development

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Junior Accessory Dwelling Unit (JADU) Checklist – Inland Area Effective June 10, 2021

JADU Description
One JADU per lot located within (1) an existing or proposed single-family dwelling (SFD) or attached garage and (2) a single-family residential zone or a zone that allows single-family residential uses. 
Standards
<p><u>Location:</u></p> <p><input type="checkbox"/> The JADU shall be located within an existing or proposed SFD or attached garage. (County Land Use and Development Code [LUDC] § 35.42.015.G.5 Montecito Land Use and Development Code [MLUDC] § 35.42.015.G.5)</p> <p><u>Lot Requirements:</u></p> <p><input type="checkbox"/> The lot shall contain no more than one JADU. [LUDC § 35.42.015.G.1.b.(1) and MLUDC § 35.442.015.G.1.b.(1)]</p> <p><input type="checkbox"/> The lot shall contain an existing or proposed SFD. [LUDC § 35.42.015.G.1.b.(2) and MLUDC § 35.442.015.G.1.b.(2)]</p> <p><u>Zone:</u></p> <p><input type="checkbox"/> The JADU shall be located within one of the following single-family residential zones or zones that allow single-family residential uses: (LUDC § 35.42.015.G.1.a and MLUDC § 35.442.015.G.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"/> OT-R (Old Town – Residential)<input type="checkbox"/> OT-R/LC (Old Town – Residential/Light Commercial)<input type="checkbox"/> OT-R/GC (Old Town – Residential/General Commercial)

- CM-LA (Community Mixed Use – Los Alamos)
- AG-I (Agriculture I)
- AG-II (Agriculture II)
- MT-GAV (Mountainous – Gaviota)
- MT-GOL (Mountainous – Goleta)
- MT-TORO (Mountainous – Toro Canyon)
- RMZ (Resource Management)
- C-1 (Limited Commercial)
- NTS (Naples Townsite)

Minimum Size:

- The minimum size for a JADU 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:

- JADU floor area shall not exceed 500 gross SF. (LUDC § 35.42.015.G.6 and MLUDC § 35.442.015.G.6)

Height: N/A (located within an existing or proposed SFD or attached garage)

Setbacks: All portions of the JADU, 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.G.11 and MLUDC § 35.442.015.G.11)
- The JADU shall comply with the front setback requirements of the applicable zone. (LUDC § 35.42.015.G.11 and MLUDC § 35.442.015.G.11)

Parking:

- No JADU parking spaces required. (LUDC § 35.42.015.G.8.a and MLUDC § 35.442.015.G.8.a)
- Replacement parking spaces (i.e., parking spaces to satisfy the parking requirements of the principal dwelling) shall be required for a JADU located within an attached garage. (LUDC § 35.42.015.G.8.b and MLUDC § 35.442.015.G.8.b)

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

Other Standards:

- The JADU shall have separate exterior access from the SFD. (LUDC § 35.42.015.G.4 and MLUDC § 35.442.015.G.4)
- The JADU shall include an efficiency kitchen, which shall have (1) a cooking facility with appliances, and (2) a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU. (LUDC § 35.42.015.G.3 and MLUDC § 35.442.015.G.3)
- The JADU shall include a separate bathroom or shall share a bathroom with the SFD. (LUDC § 35.42.015.G.10 and MLUDC § 35.442.015.G.10)

Accessory Dwelling Unit (ADU): A JADU that complies with all of the standards of this JADU Checklist may be located on the same lot as an ADU that complies with all of the standards of ADU Checklist A or ADU Checklist B. (Note: The ADU and JADU do not need to be proposed concurrently. Please see ADU Checklists A or B for ADU standards.) (LUDC § 35.42.015.G.12 and MLUDC § 35.442.015.G.12)

Conditions of Approval:

- Any rental of the JADU 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 JADU shall not be sold or otherwise conveyed separately from the principal dwelling. (LUDC § 35.42.015.G.9 and MLUDC § 35.442.015.G.9)
- Owner-occupancy shall be required for either the JADU or SFD, unless owned by a governmental agency, land trust, or housing organization. (LUDC § 35.42.015.G.7 and MLUDC § 35.442.015.G.7)
- The owner shall record a Declaration of Restrictions in accordance with LUDC § 35.42.015.G.2 or MLUDC § 35.442.015.G.2, as applicable. (LUDC § 35.42.015.G.2 and MLUDC § 35.442.015.G.2)