



# County of Santa Barbara Planning and Development

**Lisa Plowman, Director**  
 Jeff Wilson, Assistant Director  
 Steve Mason, Assistant Director

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

Effective January 1, 2020

<b>ADU Type</b>
<p>One “small” detached, new construction ADU (i.e., subject to an 800 square-foot size limit and 16 foot height limit) and one junior ADU (JADU) per lot with a single-family dwelling (SFD) and located within a residential or mixed use zone.</p> <p>A “small” detached, new construction ADU and a JADU may be located on the same lot, but do not need to be proposed concurrently. This ADU Checklist B provides standards for the ADU. Please see the JADU Checklist for JADU standards.</p> <div style="text-align: center;"> </div>
<b>Standards</b>
<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. [GC § 65852.2(e)(1)(B)]</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: [GC § 65852.2(e)(1)]</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> <li><input type="checkbox"/> OT-R (Old Town – Residential)</li> <li><input type="checkbox"/> OT-R/LC (Old Town – Residential/Light Commercial)</li> </ul>

- 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:

- The ADU floor area shall not exceed 800 gross SF. [GC § 65852.2(e)(1)(B)(i)]

Height:

- The height of the ADU shall not exceed 16 feet. [GC § 65852.2(e)(1)(B)(ii)]

Setbacks:

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

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)]