




# County of Santa Barbara Planning and Development

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

Effective January 1, 2020

<b>ADU Type</b>
<p>One or more ADUs located (1) within a multifamily dwelling (MFD) structure and (2) within a residential or mixed use zone.</p> 
<b>Standards</b>
<p><u>Location:</u></p> <p><input type="checkbox"/> Each ADU shall be located within portions of existing MFD structures not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. [Government Code (GC) § 65852.2(e)(1)(C)(i)]</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: [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> <li><input type="checkbox"/> OT-R/GC (Old Town – Residential/General Commercial)</li> <li><input type="checkbox"/> CM-LA (Community Mixed Use – Los Alamos)</li> </ul>

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: No height limit for ADU(s) located within an existing MFD. [GC § 65852.2(e)(1)(C)(i)]

Setbacks: No setbacks for ADU(s) located within an existing MFD. [GC § 65852.2(e)(1)(C)(i)]

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)]
- At least one ADU and up to 25 percent of the existing MFD units shall be allowed as ADUs within existing MFD structures. [GC § 65852.2(e)(1)(C)(ii)] For example, a MFD with eight units may contain up to two ADUs.

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)]