




County of Santa Barbara Planning and Development

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Accessory Dwelling Unit (ADU) Checklist G – Inland Area

Effective January 1, 2020

ADU Type
One new, detached 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.

Standards
<u>Location:</u> <input type="checkbox"/> The ADU shall be detached from and located on the same lot as an existing or proposed SFD or MFD. [Government Code (GC) § 65852.2(a)(1)(D)(iii)]
<u>Zone:</u> <input type="checkbox"/> The ADU shall be located within one of the following zones where SFD or MFD use is allowed: [GC § 65852.2(a)(1)(D)(ii)] <ul style="list-style-type: none"><input type="checkbox"/> AG-I (Agricultural I)<input type="checkbox"/> AG-II (Agricultural II)<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"/> NTS (Naples Townsite)<input type="checkbox"/> OT-R (Old Town – Residential)<input type="checkbox"/> 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)
- C-2 (Retail Commercial)
- C-3 (General Commercial)
- CM-LA (Community Mixed Use – Los Alamos)
- CN (Neighborhood Commercial)
- PI (Professional and Institutional)

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 floor area shall not exceed 1,200 gross SF. [GC § 65852.2(a)(1)(D)(v)]

Height: No height limit. 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:

- One parking space per ADU or per bedroom shall be required, whichever is less, unless one of the following applies: [GC § 65852.2(a)(1)(D)(x)(I)]
 - The ADU is within ½ mile walking distance of public transit; [GC § 65852.2(d)(1)]
 - The ADU is within an architecturally and historically significant historic district; [GC § 65852.2(d)(2)]
 - On-street parking permits are required but not offered to the ADU occupant; or [GC § 65852.2(d)(4)]
 - A car share vehicle is located within one block of the ADU. [GC § 65852.2(d)(5)]
- Required spaces may be provided as tandem parking on a driveway or within setback areas. [GC § 65852.2(a)(1)(D)(x)(I) and (II)]

Other Standards:

- No owner-occupancy required. [GC § 65852.2(a)(6)]
- No passageway required. [GC § 65852.2(a)(1)(D)(vi)]

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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)]