



# ACCESSORY DWELLING UNITS (ADU) GUIDE

## INFORMATIONAL PACKET

### QUESTIONS?

Additional information regarding the planning process can be obtained at the Planning Counter at 630 Garden Street or (805) 564-5578, [PlanningCounter@SantaBarbaraCA.gov](mailto:PlanningCounter@SantaBarbaraCA.gov)



### WHAT IS AN ACCESSORY DWELLING UNIT?

An Accessory Dwelling Unit (ADU), also called a granny flat or in-law quarters, is an independent housing unit that may be added to residential properties. The ADU may be attached or detached from the primary residence or can be created by converting the existing floor area of a primary residence, or by converting a garage or other accessory building.

### WHAT IS A JUNIOR ACCESSORY DWELLING UNIT?

A Junior Accessory Dwelling Unit (JADU) is a specific type of housing unit that is within an existing or proposed single-family dwelling, on a property that is owner-occupied. JADUs are limited to 500 square feet in size, require a separate exterior entry and efficiency kitchen, and may share a bathroom with the primary residence or include their own bathroom.

### WHAT IS A STANDARD OR SPECIAL ADU?

Depending on the size, number of units, and configuration, an ADU must fall into one of two categories:

- **Standard Accessory Dwelling Unit.** These are typically larger ADUs with size, height, and setback standards described in the table on page 4. Standard accessory dwelling units do not allow for more than one ADU on a lot and are not allowed in Extreme Foothill/Foothill Fire Hazard Areas (Very High Fire Hazard Severity Zone).
- **Special Accessory Dwelling Unit.** These are specific types of smaller ADUs and JADUs with certain size, height, and setback standards described in the table on page 4. Special ADUs allow for more than one unit on a lot and are allowed in all Fire Hazard Areas.

## CAN I BUILD AN ADU ON MY PROPERTY?

Most of the time, the answer is yes. An ADU is **allowed** on any legal lot that is developed with an existing or proposed primary residence, as long as the zoning district allows residential uses. This includes a mixed-use property (both residential and commercial uses on the same lot), and when the density is non-conforming (more residential units on the lot than are allowed by current zoning).

An ADU is **not allowed** on a property that is developed with only commercial or other nonresidential uses, or on a vacant lot without a primary residential unit. Zoning districts that do not allow residential uses are: Manufacturing Industrial Zone (M-I or M-1); Park and Recreation Zone (P-R); Harbor Commercial Zone (H-C), portions of Ocean-Oriented Commercial Zone (O-C), Hotel and Related Commerce Zone (HRC-1 and HRC-2), and Ocean-Oriented Light Manufacturing Zone (OM-1).

## WHAT IS THE PROCESS TO PERMIT AN ADU?

According to State law, the City must provide an expedited approval process for ADUs that includes only ministerial review and shall not include any discretionary processes. This means that if you design your ADU to comply with all the zoning standards and architectural review criteria listed in the Zoning Ordinance, your project may be approved by the City without going through the discretionary design review process or other public hearings.

- **Building Permit Applications.** In most cases, ADUs will be permitted by submitting straight to the Building & Safety Division and going through building permit review. If all applicable codes and ordinances are met, the project will be approved.
- **Optional Planning Applications.** Property owners have the *option* to submit a planning application for variations of the architectural review criteria, or may request zoning exceptions and modifications, as applicable. As with all discretionary processes, planning review must be completed prior to submitting a building permit application for an ADU project.
- **Optional Pre-Applications.** If you would like planning staff to review conceptual drawings for zoning compliance prior to submitting complete plans for a building permit, you may apply for an optional Preliminary Zoning Plan Check, see [Pre-Application Review](#).
- **Coastal Zone Review.** If a Coastal Development Permit is required, you must complete the planning approval process prior to submitting a building permit application for an ADU project. An Exemption or Exclusion may be submitted concurrently with a building permit application. More information on the coastal review process and application instructions is available on the [Coastal Zone Review](#) supplemental application.

## WHAT TO SUBMIT

Once you are ready to submit an ADU application, complete the [Accessory Dwelling Unit](#) supplemental application along with a complete Building Permit (BLD) Application or [Planning \(PLN\) Application](#), as applicable. All applications are accepted online. All forms must be completed, signed, and submitted as a PDF attachment to your electronic submittal. The application must be accompanied by all supporting materials (plan sets, photographs, soils reports, etc.), and all relevant supplemental applications, or it will be rejected.



## WHAT IS A STANDARD ADU OR A SPECIAL ADU?



### Standard ADU

- ✓ Only one ADU allowed per lot
- ✓ May be attached to, or located within, the proposed or existing primary unit, including attached garages and storage areas, or a detached accessory structure
- ✓ 850 to 1,200 sq. ft., if detached
- ✓ Maximum 50% of existing primary unit floor area, if attached
- ✓ Height must match existing unit height, up to 30-foot maximum

### Special ADU

- ✓ One or more may be allowed per lot
- ✓ Must be a new detached unit or conversion of existing floor area
- ✓ Maximum 800 sq. ft., if detached
- ✓ Maximum height is 16 feet
- ✓ On single-unit lots, one detached new unit plus one JADU is allowed
- ✓ On multi-unit lots, may convert non-livable areas up to 25% of existing units; or two detached ADUs





# WHAT ZONING RULES APPLY TO AN ADU?

This table summarizes the zoning requirements for ADUs and JADUs found in SBMC §30.185.040 or Chapter 28.86. Numbers in parentheses like this: (1) refer to additional regulations in the Zoning Ordinance that may apply to ADUs and JADUs and are further described at the end of the table.

REQUIREMENTS	STANDARD ADU	SPECIAL ADU
<b>ZONING DESIGNATION</b> ADU/JADU	Allowed in all zones that allow residential uses by right <ul style="list-style-type: none"> <li>ADU: Lot must be developed with one or more residential units</li> <li>JADU: Lot must be developed with only one single-unit residence</li> </ul>	
<b>VERY HIGH FIRE HAZARD SEVERITY ZONE</b>	Not Allowed	Allowed
<b>MAXIMUM FLOOR AREA</b> ATTACHED ADU	<ul style="list-style-type: none"> <li>50% of the existing livable floor area of the primary unit</li> <li>See also (1) FAR, below</li> </ul>	Additions to buildings not allowed
<b>MAXIMUM FLOOR AREA</b> DETACHED ADU	<ul style="list-style-type: none"> <li>Limited by Lot Size:                             <ul style="list-style-type: none"> <li>Lots up to 14,999 sq. ft. and developed with 1-BR or studio units = 850 sq. ft.</li> <li>Lots up to 14,999 sq. ft. and developed with 2+ BR units = 1,000 sq. ft.</li> <li>Lots 15,000 sq. ft. or larger = 1,200 sq. ft.</li> </ul> </li> <li>See also (1) FAR, below</li> <li>See also (2) Accessory Bldgs.</li> </ul>	800 sq. ft.
<b>MAXIMUM FLOOR AREA</b> CONVERTED ADU	No maximum size if incorporated entirely within existing floor area	
<b>MAXIMUM FLOOR AREA</b> CONVERTED JADU	500 sq. ft.	
<b>MINIMUM FLOOR AREA</b>	Newly created units must be at least: <ul style="list-style-type: none"> <li>Efficiency Unit: 150 sq. ft. (See Health and Safety Code §<a href="#">17958.1</a>)</li> <li>Studio Unit: 220 sq. ft.</li> <li>All Other Units: 400 sq. ft.</li> </ul>	
<b>BUILDING SEPARATION</b>	Minimum 5-feet	N/A

REQUIREMENTS	STANDARD ADU	SPECIAL ADU
<b>MAXIMUM HEIGHT</b> ATTACHED ADU	Height per base zone <ul style="list-style-type: none"> <li>• See also (3) Design Review</li> <li>• See also (4) Solar Access Ht.</li> </ul>	Not Allowed
<b>MAXIMUM HEIGHT</b> DETACHED ADU	30 feet and two stories <ul style="list-style-type: none"> <li>• See also (3) Design Review</li> <li>• See also (4) Solar Access Ht.</li> </ul>	16 feet
<b>OPEN YARD</b>	Required open yard for existing single-units can be reduced: <ul style="list-style-type: none"> <li>• Lots less than 6,000 sq. ft.= 500 sq. ft.</li> <li>• Lots 6,000 up to 7,999 sq. ft. = 800 sq. ft.</li> <li>• Lots 8,000 sq. ft. up to 9,999 sq. ft. = 1,000 sq. ft.</li> </ul>	Required open yard for any existing residential units can be reduced or eliminated to build a Special ADU
<b>SETBACKS</b> NEW CONSTRUCTION ADU	Setbacks per base zone, except: <ul style="list-style-type: none"> <li>• Interior setbacks may be reduced to 4-feet</li> <li>• See also (3) Design Review</li> </ul>	
<b>SETBACKS</b> ADU CONVERSIONS	<ul style="list-style-type: none"> <li>• Existing nonconforming buildings can be converted, and additions are allowed; see also (5) Nonconforming Bldgs.</li> <li>• Existing nonconforming buildings can be demolished and rebuilt; 150-sq. ft. first floor conforming addition allowed</li> <li>• Existing garages can be demolished and rebuilt; and build a conforming ADU above</li> </ul>	<ul style="list-style-type: none"> <li>• Existing buildings can be converted</li> <li>• On single-unit lots, existing nonconforming accessory buildings can be converted, plus one 150-sq. ft. conforming first floor addition is allowed, if the expansion is limited to accommodating ingress/egress</li> </ul>
<b>PARKING</b> ADU/JADU	<ul style="list-style-type: none"> <li>• No new parking is required for any JADU</li> <li>• No new parking is required for an ADU, unless your project site is within the Coastal Zone or Very High Fire Hazard Severity Zone</li> <li>• <b>Parking Exemptions:</b> An ADU may be exempt from parking if it meets one of five parking exemptions (see page 10)</li> </ul>	

**ADDITIONAL ZONING REGULATIONS**

- (1) **FAR.** ADUs may be limited by the Floor to Lot Area Ratio, see SBMC [§30.20.030.A](#) or [§28.15.083](#)
- (2) **Accessory Buildings.** ADUs may be limited in size and location, see SBMC [§30.140.020](#) or [§28.87.160](#)
- (3) **Design Review.** Administrative design review criteria (page 6) may limit the height and location of the ADU
- (4) **Solar Access Height.** Building height may be further limited, see SBMC [§30.140.170](#) or [§28.11](#)
- (5) **Nonconforming Buildings.** Additions and other alterations are allowed see SBMC [§30.165.050](#) or [§28.87.030](#)



# WHAT ARE THE ADMINISTRATIVE DESIGN REVIEW CRITERIA?

Check the boxes below to show that the ADU-JADU project complies with the required administrative design review criteria. If the project does not comply with the criteria, property owners have the **option** to submit an application to the applicable design review body for variations of these standards.

## Architectural Review Criteria

**If you check “YES” or “N/A” on all items, the project qualifies for staff approval.**

**YES NO N/A**

- |    |   |                          |                          |                          |
|----|---|--------------------------|--------------------------|--------------------------|
| 1. | <b>Shiny Roofing and Siding.</b> There are no shiny, mirror-like, or of a glossy metallic finish roofing or siding materials proposed.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | <b>Roof Tile.</b> If a clay tile roof is proposed, it is two-piece terra cotta (Mission “C-tile”); or S-tile is only proposed in order to match existing S-tile.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | <b>Skylights.</b> There are no “bubble” or dome skylights proposed; skylights have either flat glass panels, or no skylights are proposed.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | <b>Glass Guardrails.</b> There are no glass guardrails proposed; or glass guardrails are proposed in order to match existing glass guardrails.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. | <b>Garage Conversion.</b> The existing garage door opening is being replaced with siding, or residential windows and doors, to match the existing garage walls and detailing; or no garage conversion is proposed.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. | <b>Grading.</b> There is no more than 250 cubic yards of grading (cut or fill under the ADU building footprint and outside the main building footprint) proposed in either the Hillside Design District or on lots in other parts of the City with a slope of 15% or greater. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. | <b>Height.</b> At least <b>one</b> of the following applies (Standard ADUs only):   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|    | <input type="checkbox"/> a. The proposed ADU does not exceed the height or the number of stories of the primary residential unit or 17 feet, whichever is greater; or   |                          |                          |                          |
|    | <input type="checkbox"/> b. The ADU is proposed to be constructed above a garage.   |                          |                          |                          |
| 8. | <b>Landings, Decks, and Balconies.</b> At least <b>one</b> of the following applies:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|    | <input type="checkbox"/> a. Upper-story unenclosed landings, decks, or balconies greater than 20 sq. ft., that face or overlook the adjoining property, are not proposed;   |                          |                          |                          |
|    | <input type="checkbox"/> b. Upper-story unenclosed landings, decks, or balconies greater than 20 sq. ft., that face or overlook the adjoining property, are located a minimum of 15-feet from all interior lot lines; or  |                          |                          |                          |
|    | <input type="checkbox"/> c. Upper-story unenclosed landings, decks, or balconies greater than 20 sq. ft. are located less than 15-feet from the interior lot lines; however:  |                          |                          |                          |
|    | <input type="checkbox"/> They do not face or overlook the adjoining property, and   |                          |                          |                          |
|    | <input type="checkbox"/> An architectural screening element with 5-foot minimum height is proposed.   |                          |                          |                          |

Architectural Review Criteria

<i>If you check "YES" or "N/A" on all items, the project qualifies for staff approval.</i>		YES	NO	N/A
9.	<b>Upper-Story Windows.</b> At least <b>one</b> of the following must apply:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> a. Upper-story windows that face or overlook the adjoining property are not proposed within 15 feet of the interior lot lines; or			
	<input type="checkbox"/> b. Upper-story windows that face or overlook the adjoining property and are located within 15 feet of the interior lot lines, are installed a minimum of 42-inches above finish floor.			
10.	<b>Front Yard Location.</b> If a new detached ADU is located in the front yard, it must meet <b>all</b> of the following:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> a. The ADU is a minimum of 20 feet back from a front lot line, or meets the minimum front setback for the zone, whichever is greater;			
	<input type="checkbox"/> b. The ADU is one-story and less than 17-feet in height; or is above a garage;			
	<input type="checkbox"/> c. The ADU is screened from the street by location, landscape, or topography in a manner designed to blend into the surrounding environment; or is above a garage; and			
	<input type="checkbox"/> d. The ADU is compatible with the design of the primary residential unit.			
11.	<b>Compatible Design Style.</b> The exterior design is compatible with the design of the primary residential unit regarding style, fenestration (the arrangement of windows and doors on a building), materials, colors and details, if any of the following apply ( <i>check at least one</i> ):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> a. A detached ADU is located within 20 feet of the primary residential unit;			
	<input type="checkbox"/> b. Additions to an existing structure are proposed;			
	<input type="checkbox"/> c. Located in the Hillside Design District and 20%+ slope;			
	<input type="checkbox"/> d. New unit is two or more stories, or 17-feet or taller in height;			
	<input type="checkbox"/> e. Site contains a designated historic resource or is located in a designated historic district; or			
	<input type="checkbox"/> f. None of the above; compatibility is not required.			





## WHAT ARE MY OPTIONS FOR SPECIAL ADUS?

### WHY CHOOSE A SPECIAL ADU?

Special ADUs are allowed everywhere in the City and provide the opportunity for more than one ADU on a lot but are more limited in size and configuration choices. You might choose a Special ADU if your FAR or open space requirements prevent you from building a larger unit, or if your property is in the Extreme Foothill/Foothill Fire Hazard Areas (Very High Fire Hazard Severity Zone).

### WHAT ARE MY OPTIONS FOR ONE SPECIAL ADU?

- **Single-Unit Residential.** Select **one** of the following choices:
  - Convert a portion of the primary residence to a Special ADU or JADU; or
  - Convert a detached garage or other accessory building, plus one 150-square-foot addition (limited to accommodating ingress and egress) to a Special ADU; or
  - One new construction Special ADU, detached from any other main or accessory building.
- **Multi-Unit Residential.** Select **one** of the following choices:
  - Convert a portion of the existing enclosed floor area of a residential structure that is not used as livable space (storage rooms, boiler rooms, passageways, attics, basements, or attached garages) into one Special ADU; or
  - One new construction Special ADU, detached from any other main or accessory building.

### WHAT ARE MY OPTIONS FOR MULTIPLE UNITS?

- **Single-Unit Residential**
  - Convert a portion of the primary residence to a JADU, plus one new construction Special ADU that is detached from any other main or accessory building.
- **Multi-Unit Residential.** Select **one** of the following choices:
  - Two new construction Special ADUs, detached from any main or accessory building; or
  - Convert up to 25 percent of the existing number of residential units on a lot, if contained entirely within portions of the existing enclosed floor area of a residential structure that is not used as livable space, (storage rooms, boiler rooms, passageways, attics, basements, or attached garages). Fractions are to be rounded down to the nearest whole number:

#### HOW TO CALCULATE MULTIPLE ADUs (25% of existing units)

- |                                    |                                    |
|------------------------------------|------------------------------------|
| • 1 to 7 existing units = 1 ADU    | • 16 to 19 existing units = 4 ADUs |
| • 8 to 11 existing units = 2 ADUs  | • 20 to 23 existing units = 5 ADUs |
| • 12 to 15 existing units = 3 ADUs | • 24 to 27 existing units = 6 ADUs |





## IS THERE ANYTHING ELSE I SHOULD KNOW?

### IS AN ADU ALLOWED IN THE COASTAL ZONE?

Yes, ADUs and JADUs are allowed on lots located within the City's Coastal Overlay Zone (S-D-3). However, there are several key differences:

- **Zoning Ordinance.** ADU Ordinance amendments to Title 28 are not effective yet in the Coastal Zone until they are certified by the California Coastal Commission and accepted by the City. This process is anticipated to be completed in 2021. In the meantime, all ADU-JADU projects in the Coastal Zone will continue to be processed using State law.
- **Coastal Policies.** ADUs must comply with the policies of the Coastal Land Use Plan including protection of environmentally sensitive habitat area and development standards for coastal bluff-tops. Certain State ADU law standards may not apply if they are in conflict with coastal policies such as off-street parking on multi-unit lots, or in key public access areas. Staff will analyze your project for consistency with coastal policies when you submit your application.

### WHEN IS A COASTAL DEVELOPMENT PERMIT REQUIRED?

All development in the Coastal Zone requires Planning Division review to determine the appropriate level of coastal review. A Coastal Development Permit is required for new detached ADUs on single-family lots, any ADU on multi-family lots, or for other types of ADUs that may impact coastal resources.

### IS OWNER-OCCUPANCY REQUIRED?

**New ADU Covenants.** Owner-occupancy is not required on any new ADU applications for a period of 5 years (from January 2020 to January 2025). However, if you are proposing a JADU, the property owner must still reside in either the primary residential unit or the JADU.

**Removal of ADU Covenants.** If an ADU Covenant was recorded before January 1, 2020, the property owner may request the existing owner-occupancy provision to be removed. Due to limited staff resources, it could take several months to complete the process. To change your covenant:

1. Complete "ADU-JADU Covenant Request Form" in the [Accessory Dwelling Units](#) application.
2. Submit it as a PDF to a new pre-application (PRE) via our [Accela Citizen Access Portal \(ACA\)](#).
3. You will be contacted to pay the processing fee plus recording costs.
4. Execute the covenant with a notarized signature and return it to the City to record.

### ARE ADUS ALLOWED IN FIRE HAZARD AREAS?

Yes, but only the smaller Special ADUs or JADUs are allowed in the Extreme Foothill/Foothill Fire Hazard Areas (Very High Fire Hazard Severity Zone). All new construction ADUs in any Fire Hazard Area are subject to safety standards that include meeting high-fire construction and defensible space regulations and certain parking restrictions.

## IS PARKING REQUIRED?

One uncovered space is required for ADUs located in the Very High Fire Hazard Severity Zone or in the Coastal Zone, however an ADU may still be exempt from parking under a few conditions. The project site must be outside “key public access” parking areas (West Beach, Lower State, and East Beach Component Areas), on a lot developed with one single-unit residence, and meet one of the following:

### PARKING EXEMPTIONS

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- A public transit stop is located within a walking distance of one-half mile
- A “carshare vehicle” is located within a walking distance of 500 feet
- The site is within a historic or landmark district
- The ADU is contained entirely within the permitted floor area of an existing primary residential unit or an existing accessory building
- On-street parking permits are required, but are not offered, to the occupants of the ADU

## CAN I REMOVE EXISTING PARKING?

Yes, if an existing garage or other covered parking structure is converted or demolished in order to construct a new ADU, those off-street parking spaces are not required to be replaced. This exception does **not** apply to the removal of existing *uncovered* parking spaces, or to ADUs in the Coastal Zone.

## IS PARKING ALLOWED IN THE DRIVEWAY?

Yes, replacement parking spaces can be located in the existing driveway, in setbacks, and in a tandem configuration, as long as the configuration meets traffic and other safety standards. Tandem parking spaces are not permitted in any Fire Hazard Severity Zone. If a driveway is no longer necessary to serve an approved parking area, all paving must be removed, and the curb, gutter, and sidewalk must be replaced to meet City construction standard details.

## CAN AN ADU BE IN THE FRONT YARD?

Yes, an ADU may be in the front yard (meaning the area between any street and the main residence) but new construction must be located a minimum of 20 feet back from all front lot lines, or meet the minimum front setback for the zone, whichever is greater. A new ADU in the front yard must either be one-story and less than 17 feet in height or constructed over a garage. It must also be screened from public view from the street. You may request discretionary design review to reduce or waive the height and screening limitations, if preferred. In the Coastal Zone, a new detached ADU will require a Zoning Modification in the front yard until the ADU Ordinance is certified by the California Coastal Commission.

## IS OPEN YARD REQUIRED?

No additional open yard area is required for an ADU. The open yard for existing residential units may be reduced in order to allow the construction of an ADU. These reductions are intended to promote the development of an ADU and cannot be used to expand the existing residential units or other unrelated work. Open yard reductions for Standard ADUs are not allowed in the Coastal Zone until the ADU Ordinance is certified by the California Coastal Commission.

## CAN A TINY HOME OR MANUFACTURED HOME BE AN ADU?

Yes, as long as the structure meets the architectural review criteria, building code requirements, and is fixed to an approved permanent foundation, an efficiency unit can be as small as 150 sq. ft.

## WHAT IS THE MAXIMUM STANDARD ADU SIZE?

If you are proposing a detached Standard ADU outside the Coastal Zone, you can determine the maximum size of your ADU using the table below. First, look at your lot size to see the maximum ADU size allowed. Next, add up any other existing or proposed accessory buildings on site (garage, shed, or workshop) that must be included in the cumulative total maximum for all accessory buildings. Finally, determine if your lot is subject to the Floor Area Ratio, and if so, add up the total floor area for all existing and proposed buildings on site and use the FAR formula to determine the maximum floor area allowed. A Special ADU has different size limitations that may exceed these amounts.

Lot Size	ADU Size <sup>1</sup>	Accessory Bldgs <sup>2</sup>	FAR – Max Floor Area on Site <sup>3</sup>
Less than 4,000 sq. ft.	850-1,000 sq. ft.	1,000 sq. ft.	2,200 sq. ft.
Less than 5,000 sq. ft.	850-1,000 sq. ft.	1,000 sq. ft.	1,200 sq. ft. + (.25 multiplied by lot area)
5,000-9,999 sq. ft.	850-1,000 sq. ft.	1,300 sq. ft.	1,200 sq. ft. + (.25 multiplied by lot area)
10,000-14,999 sq. ft.	850-1,000 sq. ft.	1,500 sq. ft.	2,500 sq. ft. + (.125 multiplied by lot area)
15,000-19,999 sq. ft.	1,200 sq. ft.	1,750 sq. ft.	Not Applicable
20,000 sq. ft. or larger	1,200 sq. ft.	1,950 sq. ft.	Not Applicable

<sup>1</sup> Maximum ADU size is 850 sq. ft. for one-bedroom and studio units; and 1,000 sq. ft. for 2+bedroom units

<sup>2</sup> This is a cumulative total of covered parking (garages & carports) and all other detached accessory buildings on a lot

<sup>3</sup> FAR only applies if the lot is (1) located in the RS Zones and (2) on lots with two or more stories or over 17 feet in height

## WHEN IS A BUILDING CONSIDERED “DEMOLISHED”?

A “**substantial redevelopment**” occurs when a structure is either completely demolished or at least two of the following three conditions are completed within any five-year period: (1) More than 50% of the roof framing is removed; (2) More than 50% of the structural exterior walls are removed; or (3) More than 50% of the foundation system is removed. See SBMC Section [30.140.200](#).

## DO I HAVE TO UNDERGROUND UTILITIES?

The Municipal Code (SBMC 22.38) requires utility undergrounding when certain thresholds are met: additions over 500 square feet and 50% of the existing floor area or when construction valuation of the ADU is more than 50% of the depreciated value of the existing residence. There is a process to apply for a waiver but, if the waiver is approved, there is an in-lieu fee of 5% of the total construction cost.

## ARE FIRE SPRINKLERS REQUIRED?

ADUs may be exempt from providing fire sprinklers in some situations. Please read the recent California State Fire Marshall Bulletin and contact the City Fire Department for more information.

## CAN I REMOVE TREES OR VEGETATION?

The Municipal Code Chapters [15.24](#), and [22.10](#) regulates the removal and degree of pruning allowed for certain types of trees and vegetation. If you are proposing to remove trees or vegetation and a Tree Removal Permit or Vegetation Removal Permit is required, submit a separate application through either the Parks and Recreation Department or the Community Development Department, as applicable, prior to submitting a building permit application for an ADU.

## CODE TIPS FOR A SUCCESSFUL ADU APPLICATION

- ✓ Consider a JADU to reduce development costs. One-hour fire separation is not required. They may share central systems, contain a basic kitchen utilizing small plug-in appliances, and may share a bathroom with the primary residence.
- ✓ A garage conversion may be less expensive to build and will likely pay less in permit fees (ADU's that are less than 750 sq. ft. will not trigger school fees). However, converted structures will need to comply with current building and energy codes.
- ✓ If a garage foundation is damaged or deteriorated, you may need to factor in demolition and replacement. The foundation needs to be level and upgraded to current residential code standards. Ceiling joists may need to be upgraded due to additional loading of new drywall.
- ✓ Existing garage door openings must be replaced to match the existing building. The ADU will also require an independent exterior residential entry.
- ✓ Exterior walls and windows may need to be modified to comply with fire separation rating and opening protection requirements. Interior common walls, floors, and ceilings between units must meet building code sound transmission ratings and fire separation requirements.
- ✓ Existing gas-powered furnaces or water heaters may need to be moved or enclosed.
- ✓ Existing utility services may not be of adequate size and could require upgrading gas or water lines, electric meter, or sewer lines.
- ✓ Contact the Assessor's Office to determine if your property taxes may be impacted.
- ✓ Consider the added costs for the following requirements:
  - Soils reports are required for new structures and additions over 500 sq. ft.
  - Flood areas require additional review and may trigger FEMA requirements
  - Installation of solar panels are required for new structures
  - A new electrical sub-panel is required
- ✓ Homeowners who created dwelling units without the required building permits may have the opportunity to bring their ADUs into compliance. Local building officials now have the option to inspect an ADU and apply the building standards that were in effect at the time the unit was constructed. See section [17958.12](#) of the California Health and Safety Code for more information.