



COMMUNITY DEVELOPMENT DEPARTMENT

ACCESSORY DWELLING UNIT ORDINANCE

AMENDMENTS

Planning Commission – November 17, 2022

Purpose of Hearing

- Review proposed amendments to the Zoning Ordinance for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)
- Forward a recommendation to City Council for adoption

Presentation Summary

- Background
- Proposed ADU Ordinance Amendments
 1. **Clean-Up Items**
 2. **State Requirements**
 3. **Local Standards**
- Next Steps

What is an Accessory Dwelling Unit (ADU)?

A self-contained, additional housing unit with a kitchen, bathroom, and a place to sleep



What is a Junior ADU?

A unit within the walls of an existing or proposed home

- *500 sq. ft. maximum*
- *Efficiency kitchen*
- *Owner Occupied*
- *Own or shared bathroom*
- *Exterior entrance*



Photo courtesy of San Mateo County

Common ADU Types

New Construction



Detached: free-standing structure



Attached: shares wall with primary unit



Above: on top of existing or reconstructed garage

Converted Space



Conversion: interior converted space



Conversion: converted garage or other accessory building

What is a Standard ADU?



Allows certain local development standards to apply

Allows one ADU or one JADU per lot

Allows all configurations

Greater size and height flexibility (e.g., over a garage)

Subject to certain lot coverage and similar floor area limitations

What is a Special ADU?



Mandated by state law

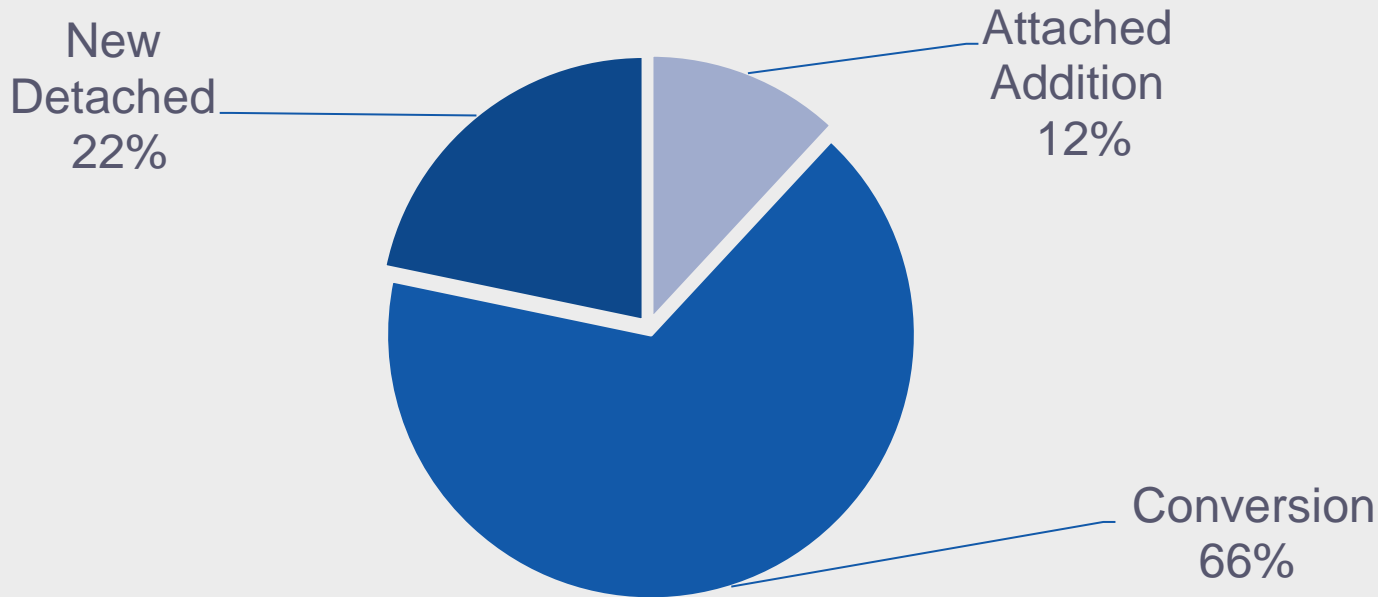
Allows both an ADU and JADU or more than one ADU per lot

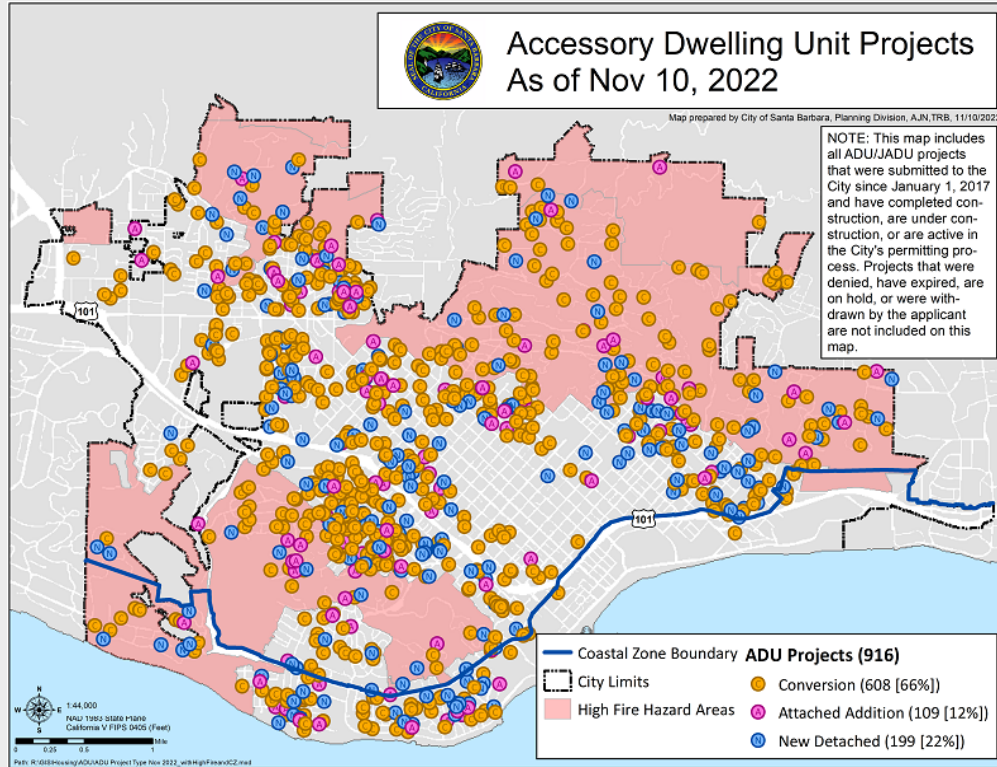
Only allows conversion or detached

Limited in size and height

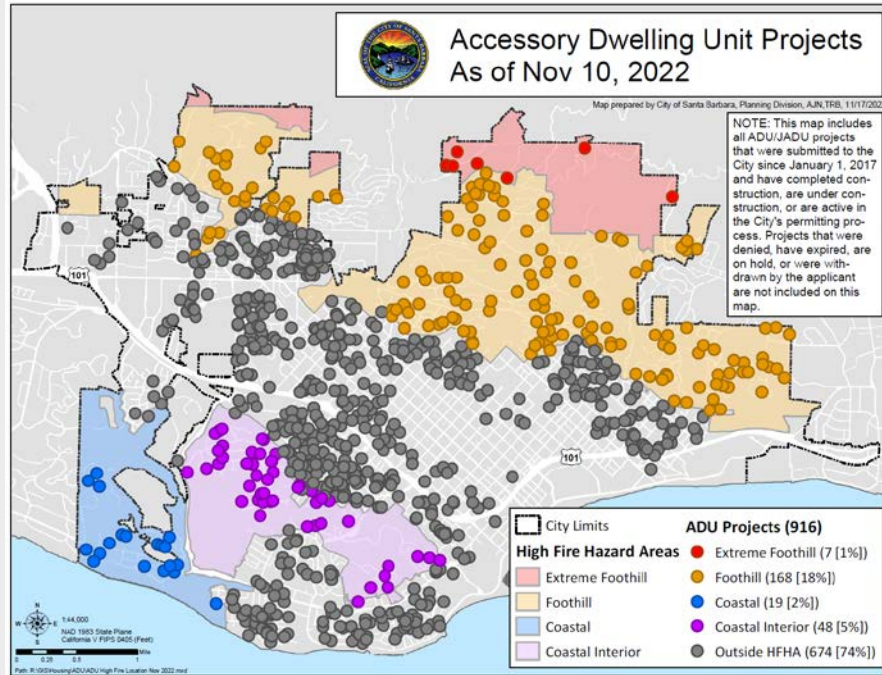
Exempt from lot coverage and similar floor area limitations

Santa Barbara's 916 ADU Applications





ADUs in High Fire Hazard Areas



PROPOSED ADU ORDINANCE AMENDMENTS

Zoning Ordinance Scope

- **Clean-Up Items** – Minor changes to wording, formatting, or location.
- **State Requirements** – New or changed content per SB 897 and AB 2221
- **Local Standards** – New or changed content intended to facilitate the production of ADUs, consistent with Draft Housing Element

SUMMARY OF ADU BUILDING HEIGHT CHANGES

State Requirements and Staff Recommendations

State ADU Building Height Changes

Detached ADUs

- 16 feet on a lot with single-unit or multi-unit development
- 18 feet if located within a half-mile of a major transit stop or high-quality transit corridor
- 18 feet on a lot with a multi-unit *multi-story* building, regardless of how close it is to transit.
- ADU may be up to 2 feet taller (for a maximum of 20 feet) if necessary to match the roof pitch of the primary residence.

Attached ADUs

- An attached ADU may now be up to 25 feet in height

Local Standards Proposed for ADU **Building Height**

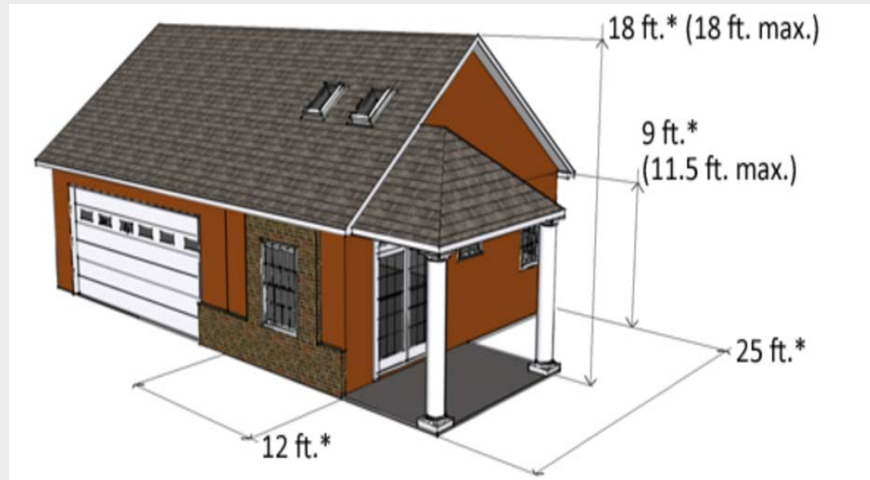
Staff recommends increasing the maximum height for:

- Standard *detached* ADU from 17 to 18 feet, City-wide
- Standard *attached* ADU to 25 feet, City-wide
- Special ADU from 16 to 18 feet, City-wide

Special ADU Size Limitations

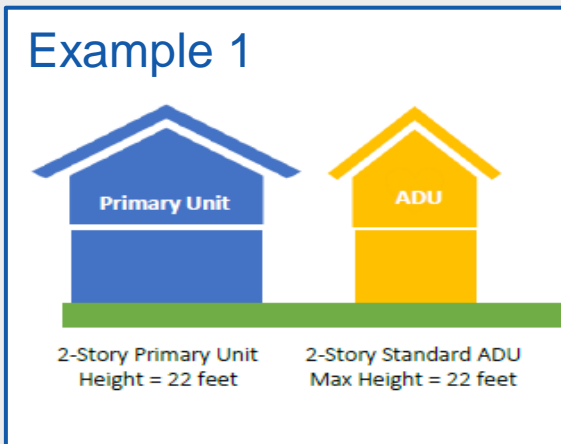


Two-Story Special ADU

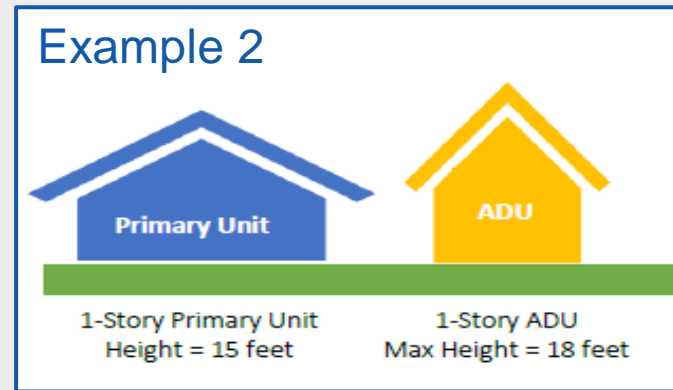


One-Story Special ADU

ADU Building Height Examples 1 & 2

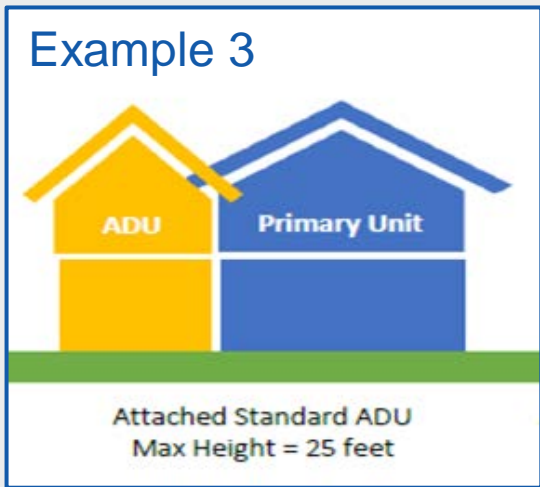


Two-Story Primary Unit
Two-Story Detached ADU

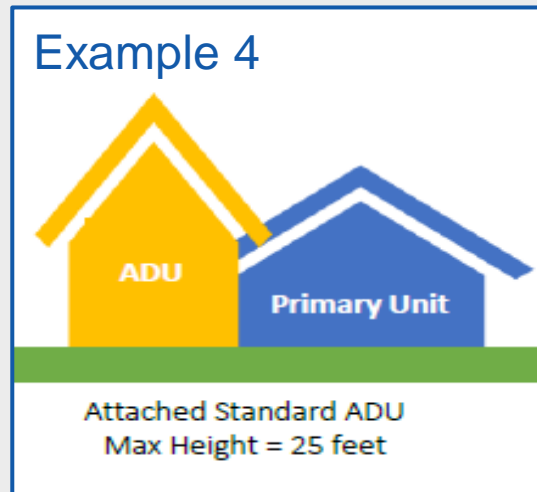


One-Story Primary Unit
One-Story Detached ADU

ADU Building Height Examples 3 & 4

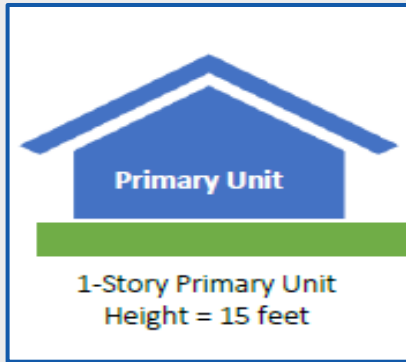


Two-Story Primary Unit
Two-Story Attached ADU

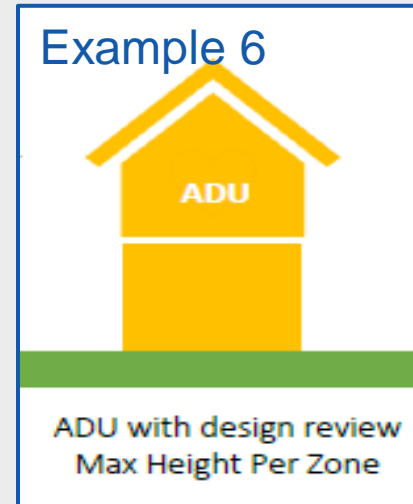
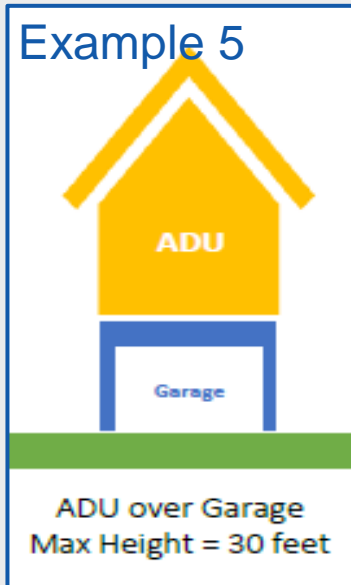


One-Story Primary Unit
One-Story Attached ADU

ADU Building Height Examples 5 & 6



One-Story Primary Unit
Two-Story Detached ADU



LOCAL STANDARDS

Proposed Local Standards Summary

Draft 2023-2031 Housing Element Supported Standards:

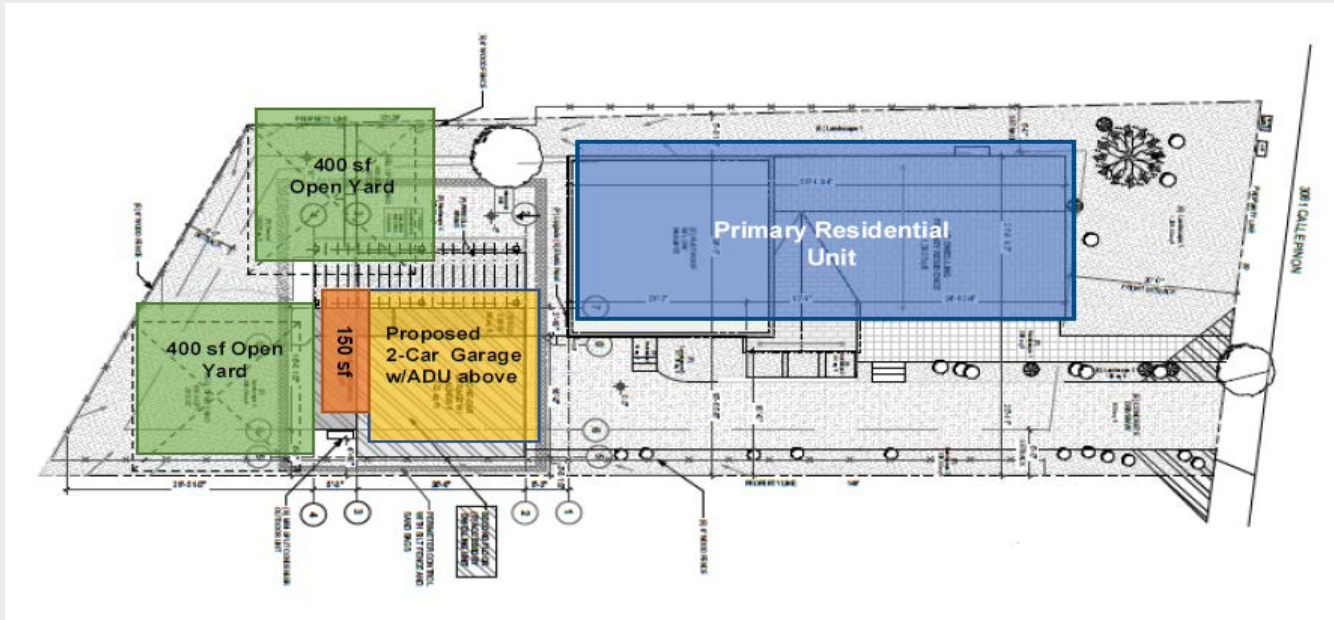
- Open Yard Reduction for Laundry/Bike Storage Area
- Greater Flexibility for Double-ADUs
- Convert Upper-Floor Commercial Areas to ADUs

Open Yard Reductions for ADU over Garage

- Revised the open yard encroachments to allow an additional 150-square foot area for a staircase or laundry or storage



Open Yard Reductions – Example



Converted Non-Livable Space

- Allows a minimum of two, rather than one, Special ADU on lots with **existing multi-unit development**.
- Conversions are allowed **within existing non-livable floor area** (garage, basement, etc.)



Convert Upper Floor Areas to ADUs

- Allows existing upper-floor commercial floor area in a **mixed-use development** – to be converted to one or more Special ADUs



NEXT STEPS

Next Steps

1

Ordinance
Committee
Review –
December 6th

2

City Council
Adoption –
**January 10th &
January 24th**

3

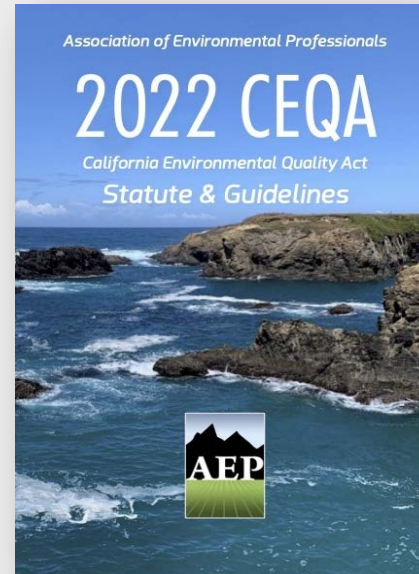
State Housing
and Community
Development
(HCD) Review

4

Title 28 Coastal
LCP
Amendment

California Environmental Quality Act

- CEQA does not apply to adoption of an ordinance implementing the State Accessory Dwelling Unit law



Recommendation

- Review proposed amendments to the Zoning Ordinance (Title 28 and Title 30) for Accessory Dwelling Units
- Forward a recommendation to City Council for adoption

THANK YOU
