



# COMMUNITY DEVELOPMENT DEPARTMENT

## ACCESSORY DWELLING UNIT ORDINANCE AMENDMENTS

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Ordinance Committee – December 6, 2022

## Purpose of Hearing

- Review proposed amendments to the Zoning Ordinance for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)
- Provide 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?

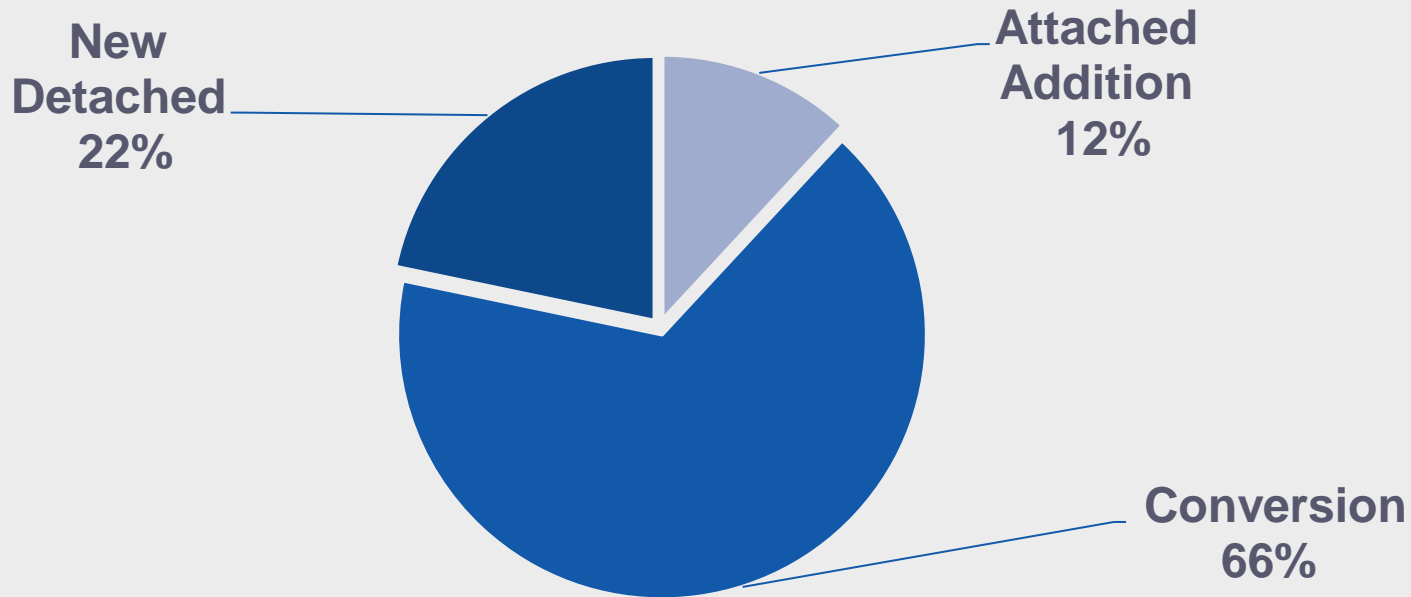
A unit within the walls of an existing or proposed home

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



Photo courtesy of San Mateo County

# Santa Barbara's 916 ADU Applications



# 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?



One per lot

City-wide, except high fire

Up to 1200 sq. ft.



# What is a Special ADU?

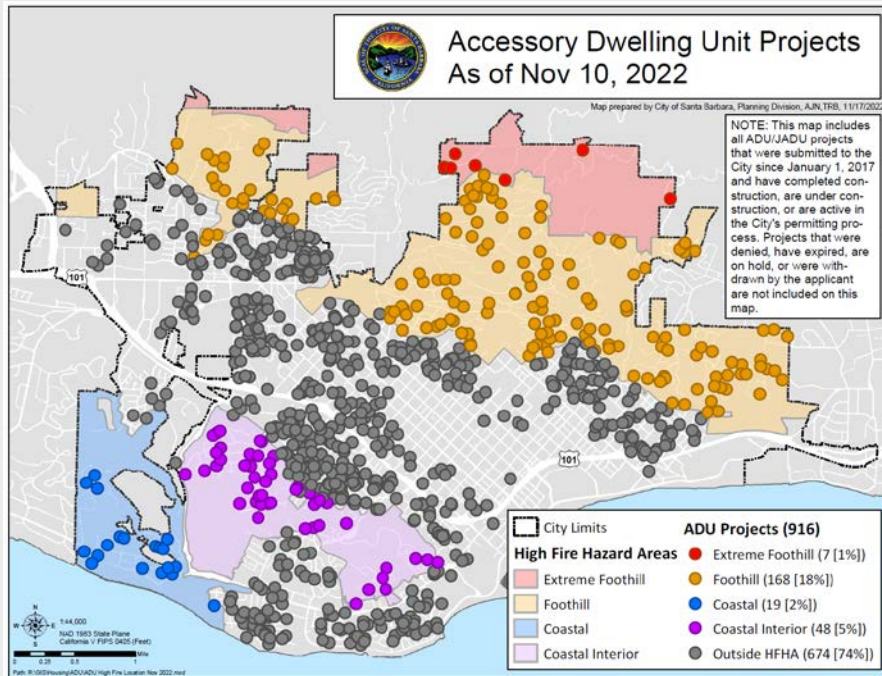


More than one ADU  
per lot

City-wide, including  
high fire

Maximum 800 sq. ft.

# ADUs and High Fire Hazard Areas



# PROPOSED ADU ORDINANCE AMENDMENTS

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# 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 to facilitate production of ADUs, consistent with Draft Housing Element

# SUMMARY OF ADU HEIGHT CHANGES

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State Requirements and Staff Recommendations

# State ADU Building Height Changes

## Detached

- 16 feet, or
- 18 feet.
  - If located within a half-mile of a major transit stop or high-quality transit corridor,
  - Or on lots with a multi-unit multi-story building
- Up to 2 feet taller to match the roof pitch of primary residence

## Attached

- 25 feet

## ***Local Standards Proposed for ADU Building Height, City-wide***

Staff recommends increasing the maximum height for:

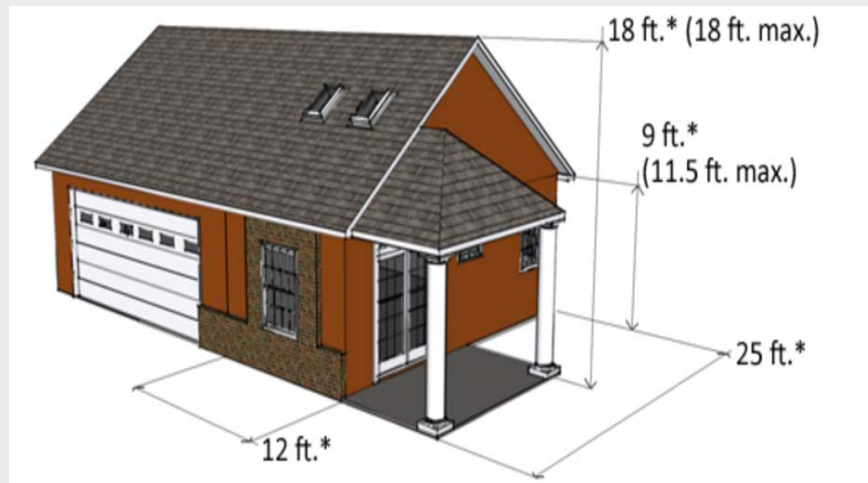
- Standard *detached* ADU from 17 to 18 feet
- Standard *attached* ADU to 25 feet
- Special ADU from 16 to 18 feet



# Special ADU Size Limitations



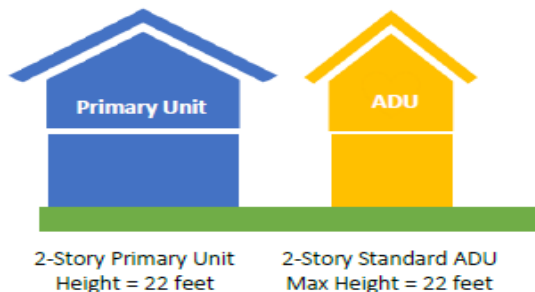
Two-Story Special ADU



One-Story Special ADU

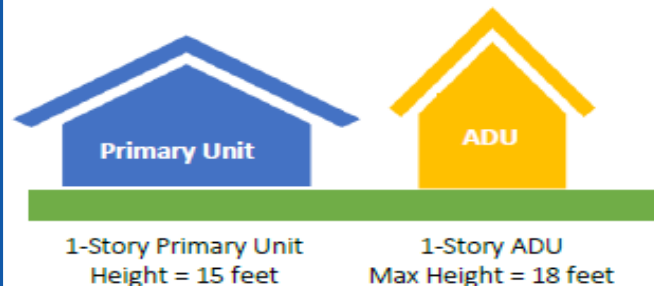
# ADU Building Height Examples 1 & 2

Example 1



Two-Story Primary Unit  
Two-Story Detached ADU

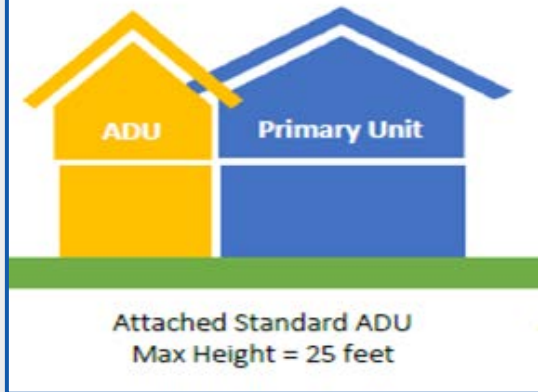
Example 2



One-Story Primary Unit  
One-Story Detached ADU

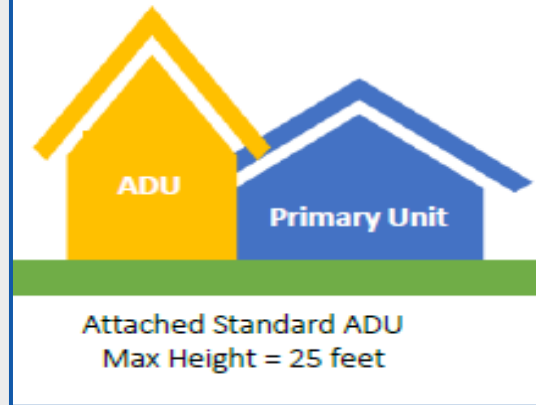
# ADU Building Height Examples 3 & 4

Example 3



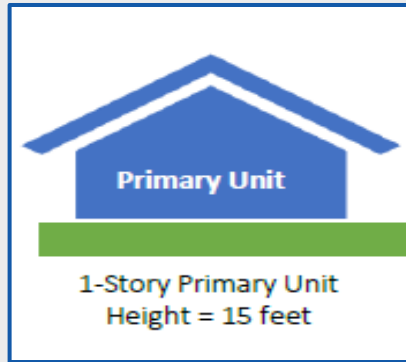
Two-Story Primary Unit  
Two-Story Attached ADU

Example 4

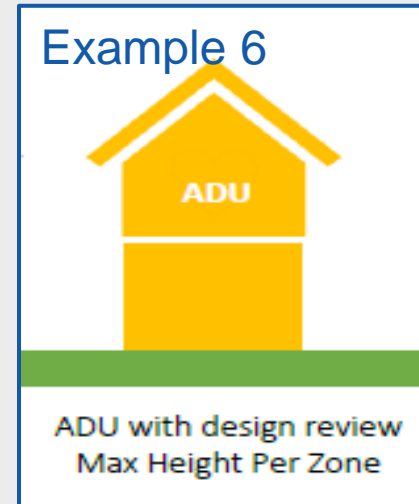
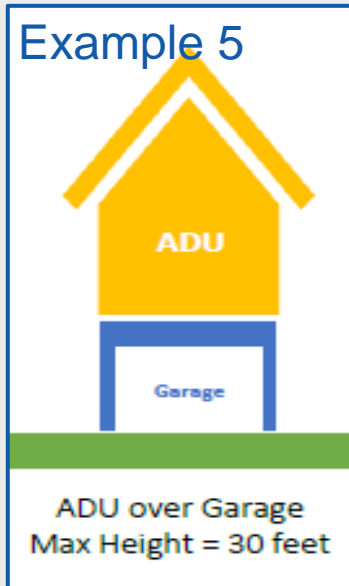


One-Story Primary Unit  
One-Story Attached ADU

# ADU Building Height Examples 5 & 6



One-Story Primary Unit  
Two-Story Detached ADU



# LOCAL STANDARDS

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# 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

- Revise open yard encroachments to allow an additional 150-square feet





# Converted Non-Livable Space

- Allows two, rather than one, Special ADU on lots with **existing multi-unit development**
- Conversions allowed **within existing non-livable floor area**



The site plan shows a large rectangular lot with an existing multi-unit building (2-story) on the left side. The building is outlined in red. To the right of the building is an open area labeled "AREA OF WORK GARAGES CONVERT". Two callout boxes indicate potential ADU locations: "Build 2 ADUs in Garage" pointing to the building's footprint, and "Or, 2 ADUs in Open Yard" pointing to a large circular area on the right. The plan includes various annotations such as "EXISTING MULTI UNIT BUILDING 2 STORY", "AREA OF WORK GARAGES CONVERT", "BUILD 2 ADUs in Garage", and "Or, 2 ADUs in Open Yard". It also shows "NEIGHBORING STRUCTURES" to the left and right, and a "PROPOSED SITE PLAN" with a scale of 1/8" = 1'-0".

# Convert Upper Floors to ADUs

- Allows upper-floor commercial area in **mixed-use developments** to convert to one or more Special ADUs



# Planning Commission Recommendation

- That City Council adopt the amendments to the Zoning Ordinance for Accessory Dwelling Units as proposed



# NEXT STEPS

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## Next Steps

1

City Council  
Adoption –  
**January 10<sup>th</sup> &  
January 24<sup>th</sup>**

2

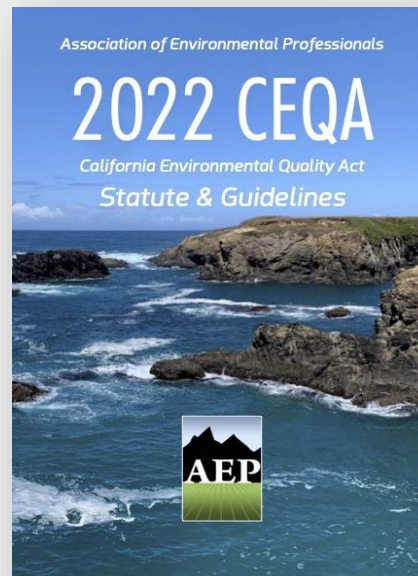
State Housing  
and Community  
Development  
(HCD) Review

3

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

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