



**City of Santa Barbara**  
Community Development Department

**Memorandum**

**DATE:** December 11, 2017  
**TO:** Planning Commissioners  
**FROM:** Rosie Dyste, Project Planner  
**SUBJECT:** Additional Information for Review Regarding Draft Accessory Dwelling Unit Ordinance

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The purpose of this memo is to clarify the maximum height regulations proposed in the draft Accessory Dwelling Unit (ADU) Ordinance and provide additional detail about size limits of ADUs not presented in the staff report of December 7, 2017.

**Maximum ADU Height**

While the staff report states that “there is no specific height limit for ADUs”, it should be clarified that attached and detached ADUs are subject to the height limits established for residential and accessory buildings in the Santa Barbara Municipal Code (SBMC). Attached ADUs are considered part of the main building and are subject to all the standards and regulations of the primary residential unit, including height. Detached ADUs are subject to the maximum height established for accessory buildings (i.e., shall not exceed a height of 30 feet and two stories per SBMC §30.140.020.G).

**Maximum ADU Size**

ADUs are limited in size by the maximum Floor-to-lot Area Ratio (FAR) (where applicable) and maximum total accessory building area allowed per lot.

Per the draft ADU Ordinance, the floor area of ADUs and Junior Accessory Dwelling Units (JADUs) is included in the FAR calculations for Residential Single Unit (RS) zoned lots subject to that limitation. Table 1 shows the existing FAR requirements for RS zones (SBMC §30.20.030.A – Maximum Floor Area).

**Table 1: Development Standards-Residential Single Unit Zones**

<b>Maximum Floor Area</b>	
Maximum Floor Area (Floor to Lot Area Ratio) (sq. ft.)	Applicable only to lots developed, or proposed to be developed, with a building with two or more stories or 17 feet or more in height.
<i>Less than 4,000 sq. ft. Net Lot Area</i>	2,200. See also A, Maximum Floor Area (Floor to Lot Area Ratio)
<i>4,000 to 9,999 sq. ft. Net Lot Area</i>	1,200 + (.25 multiplied by the net lot area) = Maximum Floor Area. See also (A), Maximum Floor Area (Floor to Lot Area Ratio)

10,000 to 14,999 sq. ft. Net Lot Area	2,500 + (.125 multiplied by the net lot area) = Maximum Floor Area. See also A, Maximum Floor Area (Floor to Lot Area Ratio)
15,000 and more sq. ft. Net Lot Area	Not Applicable

Also per the draft ADU Ordinance, in all zones ADUs are subject to the maximum total square footage allowed per lot for attached or detached covered parking and other detached accessory buildings. Table 2 shows how the maximum allowed FAR would apply to lots in the RS zones developed with ADUs and the maximum total accessory building area (i.e., attached or detached covered parking and other detached accessory buildings) for all lots developed with ADUs. If the “Max Total Accessory Buildings Allowed” is constructed, the last column shows the maximum remaining floor area available for the primary residence for lots under 15,000 square feet. The figures used below are for discussion purposes only; ADU size, garage size, and remaining primary residence numbers will vary depending on site-specific conditions.

**Table 2: Maximum Floor Area and Maximum Total Accessory Buildings**

Lot Size (sq. ft.)	Max FAR RS Zones (sq. ft.)	Max ADU (per Draft Ordinance) (sq. ft.)	Typical Garage Size (sq. ft.)	Max Total Accessory Buildings Allowed all zones (sq. ft.)	Remaining Primary Residence (sq. ft.)
Less than 4,000	2,200	600	400	1,000	1,200
4,500	2,325	600	400	1,000	1,325
6,000	2,700	700	500	1,200	1,500
8,000	3,200	700	500	1,200	2,000
10,000	3,750	800	500	1,300	2,450
12,000	4,000	800	500	1,300	2,700
14,000	4,250	800	500	1,300	2,950
15,000*	NA	800	500	1,300	NA
20,000*	NA	1,000	750	1,750	NA
1 acre*	NA	1,200	750	2,250	NA
3 acres*	NA	1,200	750	2,450	NA

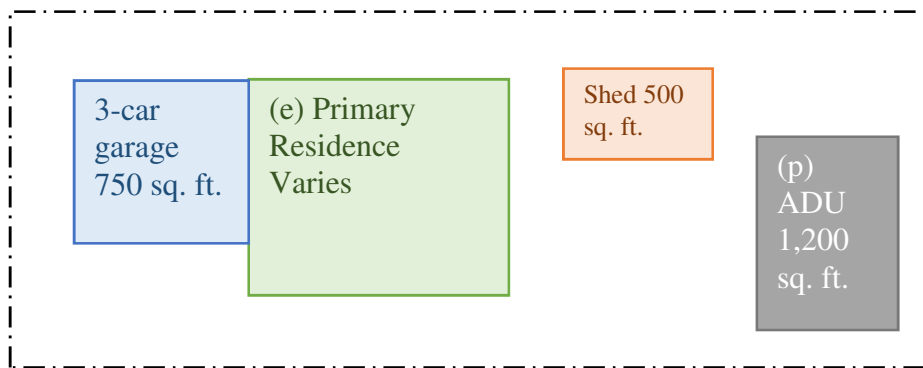
\*FAR only applies to lots less than 15,000 s.f.

The purpose of including ADUs and garages in the total overall accessory building area allowed per lot is to allow property owners maximum flexibility in how to use the total amount of “accessory space” on their site. Per this method, building square footage can be re-purposed to suit personal preferences as long as the total amount is met, as shown in Example 2 below. In addition, if the property owner chooses to remove the ADU in the future, the ADU can be converted into a different type of accessory building without major renovation or demolition.

Example 1, below, shows accessory building square footage distribution on a three acre lot if the ordinance regulated each type of accessory building individually (as required in Title 28).

*Example 1: Accessory Floor Area per Building Type, total maximum 2,450 sq. ft.*

<i>Building Type</i>	<i>Floor Area Maximum</i>
Garage	750 sq. ft.
Shed	500 sq. ft.
ADU	1,200 sq. ft.
<b>Total Accessory Floor Area</b>	<b>2,450 sq. ft.</b>



Example 2 shows the draft ADU Ordinance methodology, which is flexible on the allocation of individual accessory building square footage, as long as the total accessory floor area is at or below the total maximum allowed for a three acre lot.

*Example 2: Flexible Accessory Floor Area, total maximum 2,450 sq. ft.*

<i>Attached or Detached Covered Parking and other detached accessory buildings</i>	<i>Floor Area</i>
Garage	1,000 sq. ft.
Horse Barn	1,000 sq. ft.
ADU	450 sq. ft.
<b>Total Accessory Floor Area</b>	<b>2,450 sq. ft.</b>

