

Summary of Accessory Dwelling Unit (ADU) Ordinance Amendments

CLEAN-UP ITEMS

High Fire - Corrected terminology for High Fire Hazard Areas.	Throughout
Parking Terminology - Unified garage and parking terminology.	Throughout
Rental Terms - Clarifies that rental terms (30+ days) applies to both primary and accessory units	SBMC §30.185.040.D.4 / §28.86.035.D
Coastal Discretionary Approval - Removed reference to “ministerial approval” in the Coastal Zone because most ADUs require discretionary approval of a Coastal Development Permit per updated guidance from Coastal Commission.	Inland N/A / SBMC §28.86.080.A.3
Residential Elements - Deleted “fire-rated door” – not required on JADUs	SBMC §30.185.040.F.4 / §28.86.050.C
Unit Configuration - Designates the primary residential unit when there are multiple units or attached units	SBMC §30.185.040.C & K / §28.86.030.C.2 & §28.86.085
High Fire Hazard Area Parking - Simplified parking exemption for studio units – replaces the ambiguous statement “one per unit or bedroom, whichever is less”	SBMC §30.185.040.K.5 / Coastal Zone N/A
Development Standards for Special ADUs - Corrected error to allow both newly constructed <i>and converted</i> detached special ADUs to be combined with JADUs	SBMC §30.185.040.L.2.d / §28.86.090.B.4
Change in Occupancy - Clarifies Certificate of Occupancy/Final Inspection may not occur on ADU until after Certificate of Occupancy/Final Inspection for primary unit occurs	SBMC §30.185.040.M.4.b / §28.86.100.E.2