

COUNTY OF SANTA BARBARA
COASTAL ZONING ORDINANCE
ARTICLE II OF CHAPTER 35
SANTA BARBARA COUNTY CODE

Sec. 35-119. Accessory Structures.

1. All accessory structures, including agricultural accessory structures, shall conform to criteria set forth in this section and as defined by ordinance except that mobile home site accessory structures within a Mobile Home Park shall instead be regulated by the MHP District provisions (Section 35-91). *(Amended by Ord. 3844, 3/20/90; Ord. 4086, 12/15/92)*
2. Except in agricultural zone districts, no accessory structures shall be constructed on a lot until construction of the principal structure has begun and no accessory structure shall be used unless the principal structure on the lot is also being used, or the principal use has been established and commenced. *(Amended by Ord. 4557, 12/7/04)*
3. An accessory structure erected as an integral part of the principal structure shall comply in all respects with the use, setback, and height requirements applicable to the principal structure. *(Amended by Ord. 4557, 12/7/04)*
4. Accessory structures shall conform to the height requirements and the front and side yard setback regulations of the district. An accessory structure may be located in the required rear yard setback provided that it is located no closer than 10 feet to the principal structure and that it occupies no more than 40 percent of the required rear yard, and that it does not exceed a height of 12 feet. *(Amended by Ord. 4557, 12/7/04)*
5. No accessory structure on a corner lot having a width of less than 100 feet shall be located closer to the front line of the lot than the principal building on that lot, nor within any side or front setback *(Amended by Ord. 4557, 12/7/04).*
6. For a corner lot backing on a key lot, an accessory structure shall be setback from the rear property line by a distance equal to the side yard setback requirement applicable to the key lot. *(Amended by Ord. 4298, 3/24/98)*
7. Agricultural accessory structures which serve as a primary place of employment or which are used by the public may include a bathroom and wetbar area, provided that prior to the issuance of a Coastal Development Permit for said structure, a Notice to Property Owner is recorded by the property owner that specifies the allowable use(s) of said structure. For all other accessory structures, toilets and wash basins may be allowed, however no bathing facilities or wetbars shall be allowed. *(Amended by Ord. 4557, 12/7/04)*
8. No cooking facilities shall be allowed in accessory structures.

9. Accessory buildings and structures shall not be used for sleeping purposes and shall not be used as guest houses, artist studios, or cabanas, unless specifically permitted for such use. An accessory building or structure or portion thereof, including guest houses, artist studios and cabanas, may be determined to constitute a dwelling by the Director when it is configured or occupied for residential purposes, whether permanent or temporary, and contains elements evidencing separate residential occupancy. Elements to be considered may include, but are not limited to, the proximal arrangement and various combinations of bathing facilities, closets, countertops or cupboards, dishwashers, exterior entrances, exterior staircase, garbage disposals, interior locking doors, separate addresses/mail box designations, separate balconies, decks, patios or yards, separate cable lines, phone lines or utility lines, separate carports, garages or parking areas (covered or uncovered), sleeping lofts, toilets, and sinks or bar sinks. Issuance of a building permit or other approval does not, of itself, establish that a building or portion thereof is not a dwelling unit. Said determination by the Director is considered a decision of the Director that may be appealed in compliance with Section 35-182 (Appeals). If, after appeal to the Planning Commission and, if required, the Board of Supervisors the determination that the accessory building or structure, or portion thereof constitutes a dwelling is maintained, then the dwelling may be subject to an enforcement action pursuant to Section 35-185 (Administration - Enforcement, Legal Procedures and Penalties) as appropriate. *(Amended by Ord. 4298, 3/24/98, Ord. 4557, 12/7/04, Ord. 4595, 3/5/08)*
10. On lots of one acre or less, the gross floor area of an accessory structure shall not exceed 800 square feet, excluding garages, barns and stables.
11. Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone. *(Added by Ord. 4196, 5/16/95)*