

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

Sec. 35-120. Guest House, Artist Studio, or Pool House/Cabaña *(Amended by Ord. 3845 3/20/90; Ord. 4169, 10/11/94; Ord. 4196, 5/16/95; Ord. 4298, 3/24/98; and Ord. 4557, 12/7/04)*

1. Accessory structures used as guest houses, artist studios, or cabañas shall conform to criteria set forth in this section and as defined by ordinance.
2. No guest house shall be located on a lot containing less than one gross acre.
3. There shall not be more than one guest house or artist studio on any lot. There shall be not more than one cabaña on any lot.
4. The floor area of such guest house, artist studio, or pool house/cabana shall not exceed 800 square feet; however, such structures may be attached to another accessory structure so that the total area of the combined structures exceeds 800 square feet, provided no interior access exists between the guest house, artist studio, or cabaña and the other accessory structure.
5. No guest house, artist studio, or cabañas shall exceed a height of 16 feet or contain more than one story. A loft shall be counted as a story. A guest house, artist studio, or cabaña may be located above or below another accessory structure.
6. There shall be no kitchen or cooking facilities within a guest house, artist studio, or cabaña. However, a wet bar may be provided, limited to the following features:
 - a. A counter area with a maximum length of seven feet.
 - b. The counter area may include a bar sink and an under counter refrigerator.
 - c. The counter area may include an overhead cupboard area not to exceed seven feet in length.
 - d. The counter area shall be located against a wall or, if removed from the wall, it shall not create a space more than four feet in depth. The seven foot counter shall be in one unit. The intent of this provision is to avoid creation of a kitchen room.
 - e. No cooking facilities shall be included in the wet bar area.
7. Guest houses and cabañas may contain bathrooms as defined by ordinance. An artist studio may contain a restroom, however bathing facilities are not permitted.
8. Guest houses, artist studios, or cabañas shall conform to all of the setback regulations set forth in the applicable zone district for dwellings.

9. A guest house shall be used on a temporary basis only by the occupants of the main dwelling or their non-paying guests or servants and is not intended to be rented or let out, whether the compensation is paid directly or indirectly in money, goods, wares, merchandise, or services. Temporary is defined as occupying the premises for no more than 120 days in any 12 month period.
10. Artist studios and cabañas shall not be used as temporary sleeping quarters, guest houses, or as a dwelling unit.
11. A Notice To Property Owner shall be recorded by the property owner prior to issuance of a Coastal Development Permit for any guest house, artist studio or cabaña that specifies, at a minimum, the allowable uses of the structure.
12. A cabaña may be approved in conjunction with a proposed pool or sport court (see definition of cabaña) provided that construction of the proposed pool or sport court is completed prior to or simultaneously with completion of the cabaña. A cabaña may also be approved on a lot that is directly adjacent to the beach.
13. A home occupation permit shall be required for all artist studios.
14. If an Attached or a Detached Residential Second Unit exists or has current approval on a parcel, a guest house or artist studio may not also be approved (see also Section 35-142.6.i).
15. Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for parcels identified with the MON overlay zone.
16. Commercial sales or transactions shall not occur either within an artist studio or on the lot containing the artist studio unless allowed pursuant to an issued Coastal Development Permit for a home occupation.