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## CHAPTER 8 – RESIDENTIAL SECOND UNITS

### **OVERALL CONCEPT**

Residential Second Units (RSU) are not subject to discretionary review; thus, the guidelines are included to assist an applicant when designing a RSU to ensure that the look, fit, and feel of these units will be compatible with the character of the neighborhood. Residential second units require review from the South Board of Architectural Review (SBAR) chairperson or designee if the project would otherwise be subject to design review (see Santa Barbara Land Use and Development Code, Chapter 35.82.070(C)(g).

As defined in the Land Use & Development Code (LUDC, Chapter 35.42.30), a RSU is a dwelling unit that provides independent living facilities for one or more persons in addition to the primary dwelling on the same lot. Please refer to the RSU section in the LUDC for regulations regarding second units. This unit may be either attached or detached from the main structure. The unique character of the neighborhood should be carefully considered in the siting of a new unit. The RSU should ~~address~~ be consistent with the mass, bulk, and scale of the main house and enhance the architectural character of the overall site.

NOTE: Attached RSUs located on lots less than 10,000 square feet will be allowed up to 300 square feet of floor area free; square footage above 300 square feet, up to the 600 maximum, will be deducted from the maximum floor area allowed for a residence on a lot.

(Add RSU-FAR Table from Mtg 15 TM.)

### **RESIDENTIAL SECOND UNIT GUIDELINES**

- 8-1 ~~Where feasible, l~~ocate residential second unit to the rear of the property and outside of any visually prominent area in order to maintain neighborhood quality and not detract from the style of the main dwelling, while not encroaching on neighbor privacy (Figure X).
- ~~Use a combination of horizontal and vertical elements to avoid a boxy appearance.~~
- 8-2 Use architectural elements that are consistent with the mass, bulk, and scale and style of the main dwelling.
- 8-3 Place a detached residential second unit away from the main dwelling to avoid crowding (Figure X). Generally, Residential Second Units should be subservient in appearance to the main residence.
- 8-4 Use materials and colors that ~~reflect~~ are compatible with the exterior appearance and architectural style of the main dwelling.