

Architect: A.B. Harmer, 1931

Watercolor: John Watson

# *Montecito Architectural Guidelines and Development Standards Limited Update, Phase II*

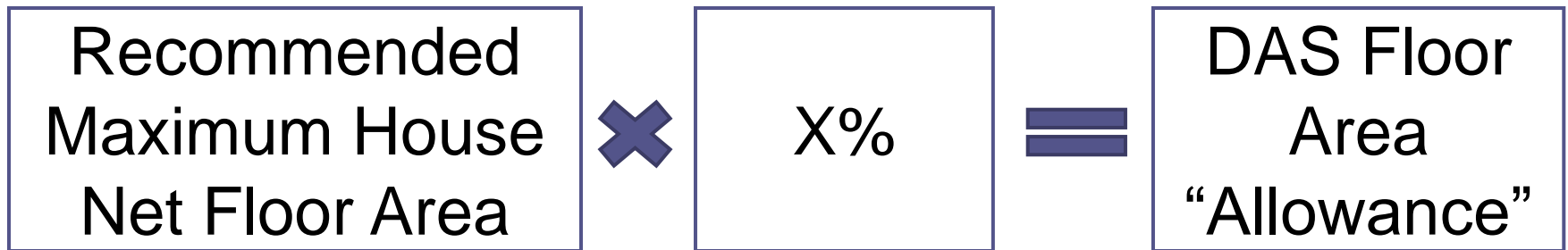
## Detached Accessory Structures

**Montecito Board of  
Architectural Review**

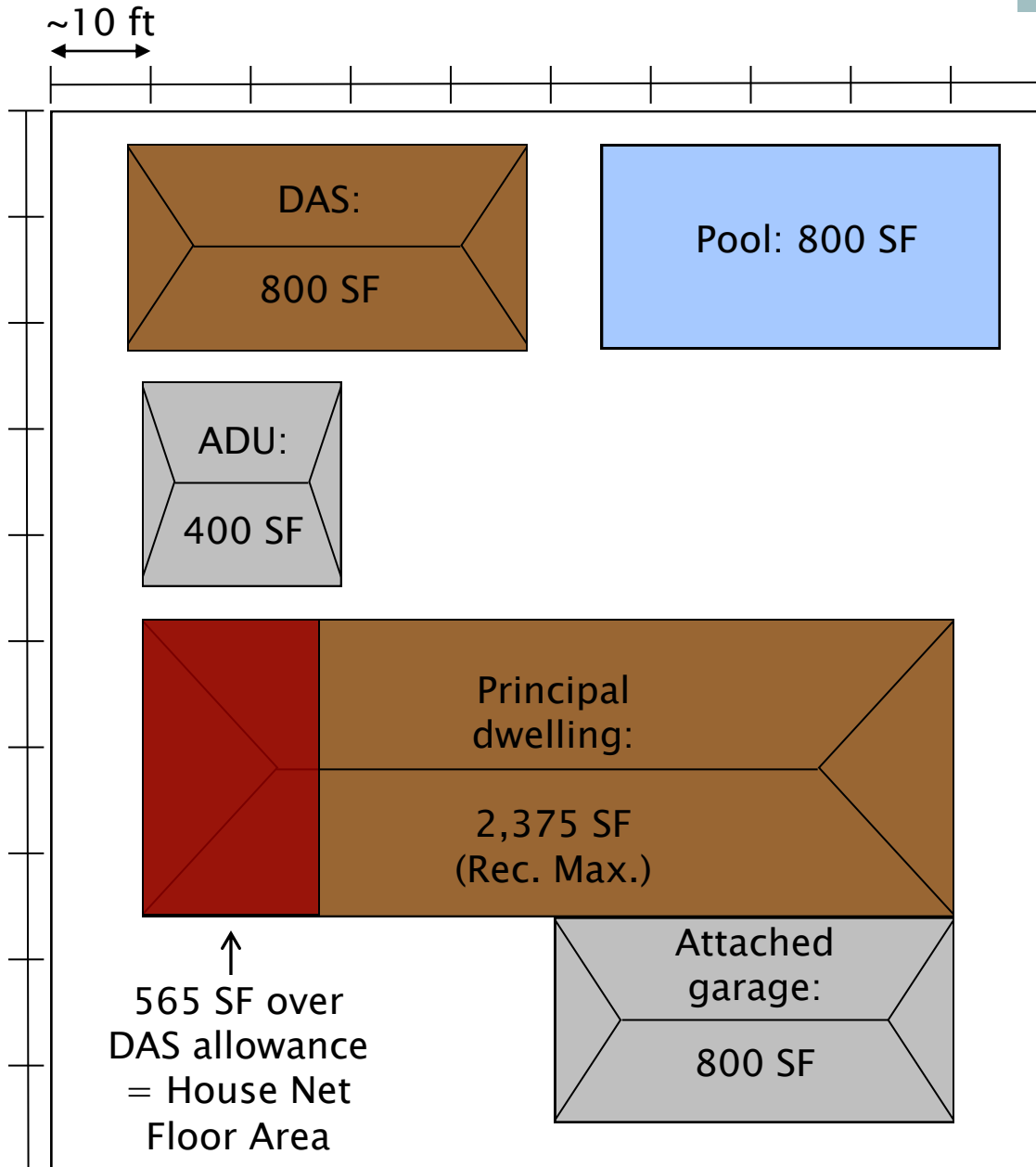
**July 6, 2017**

# DAS Floor Area

- Montecito Association (MA) proposal for new guideline:



Excess over allowance  $\rightarrow$  House Net Floor Area



### Example 1A

Lot size:  
9,999 SF (0.23 acre)

Recommended Maximum  
House Net Floor Area  
(Rec. Max.):  
2,375 SF

DAS allowance:  
10% of Rec. Max. ~235 SF

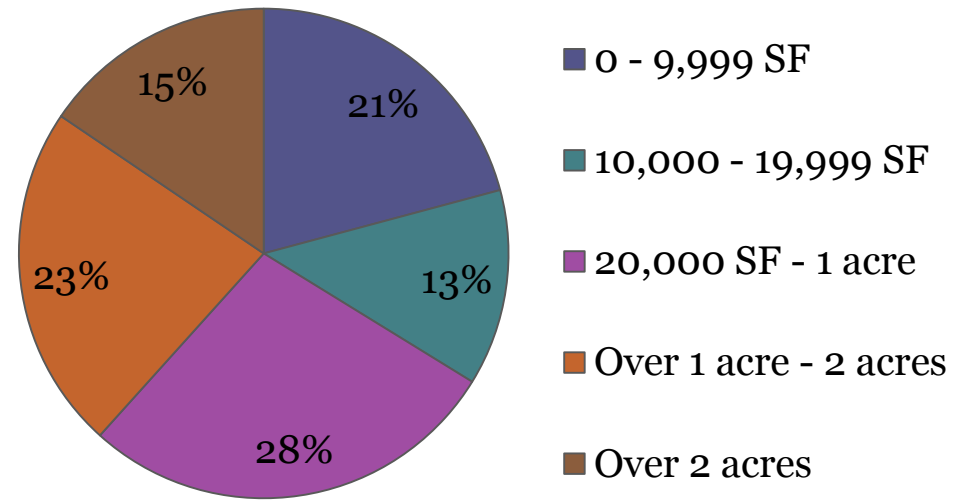
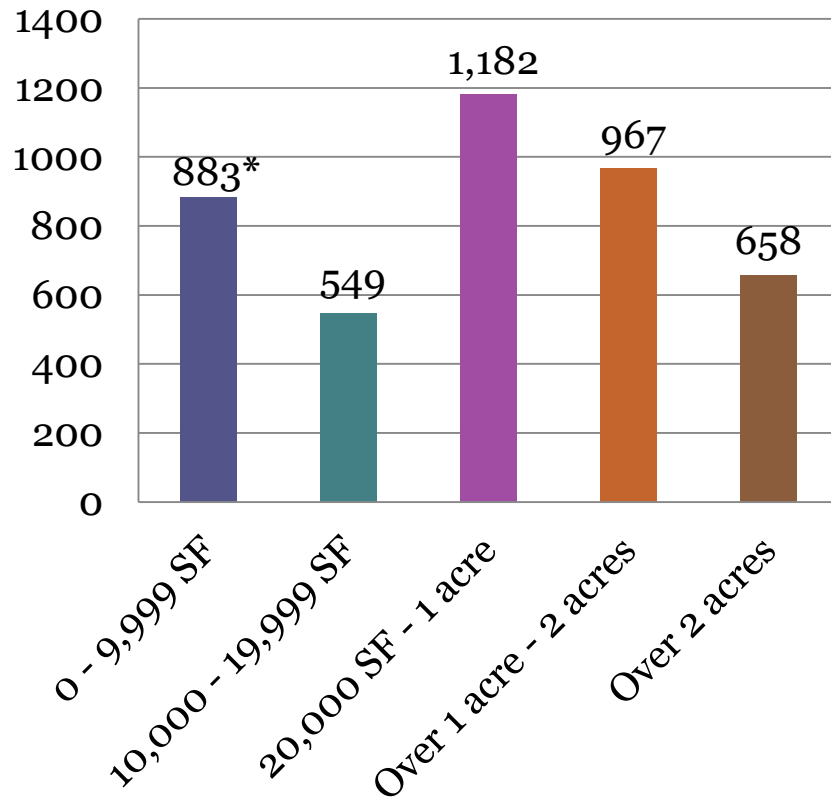
Lot coverage  
(buildings only):  
38.1%

# #4: Floor Area

- MBAR recommendation:
  - Favor a new guideline
  - Want options
- MPC recommendation:
  - $\leq 40\%$  lot coverage
  - Scale similar to ADUs

Lot Area	ADU Size
0 – 9,999 SF	400 SF
10,000 – 19,999 SF	600 SF
20,000 SF – 1 acre	800 SF
1 – 2 acres	1,000 SF
2 acres and above	1,200 SF

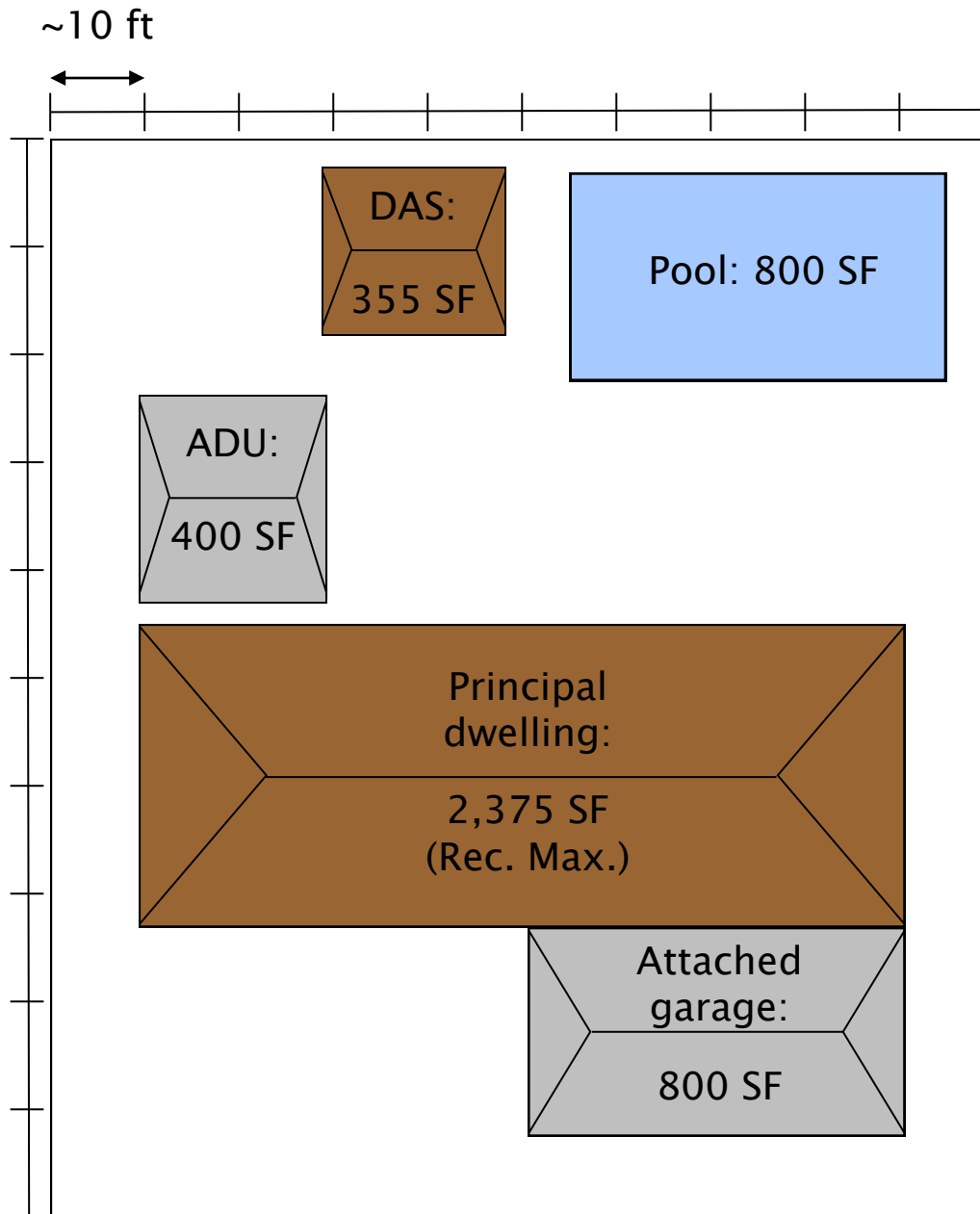
# Residential Parcel Sizes in Montecito



# MBAR Input

- Lot sizes for sliding scale?
- Appropriate % for DAS allowance?

<b>Lot Area</b>	<b>Proposed DAS Size (% of Rec. Max. House Net Floor Area)</b>
0 – 9,999 SF	10-15%
10,000 – 19,999 SF	15-20%
20,000 SF – 1 acre	20-25%
Over 1 acre – 2 acres	25-30%
Over 2 acres	30-40%



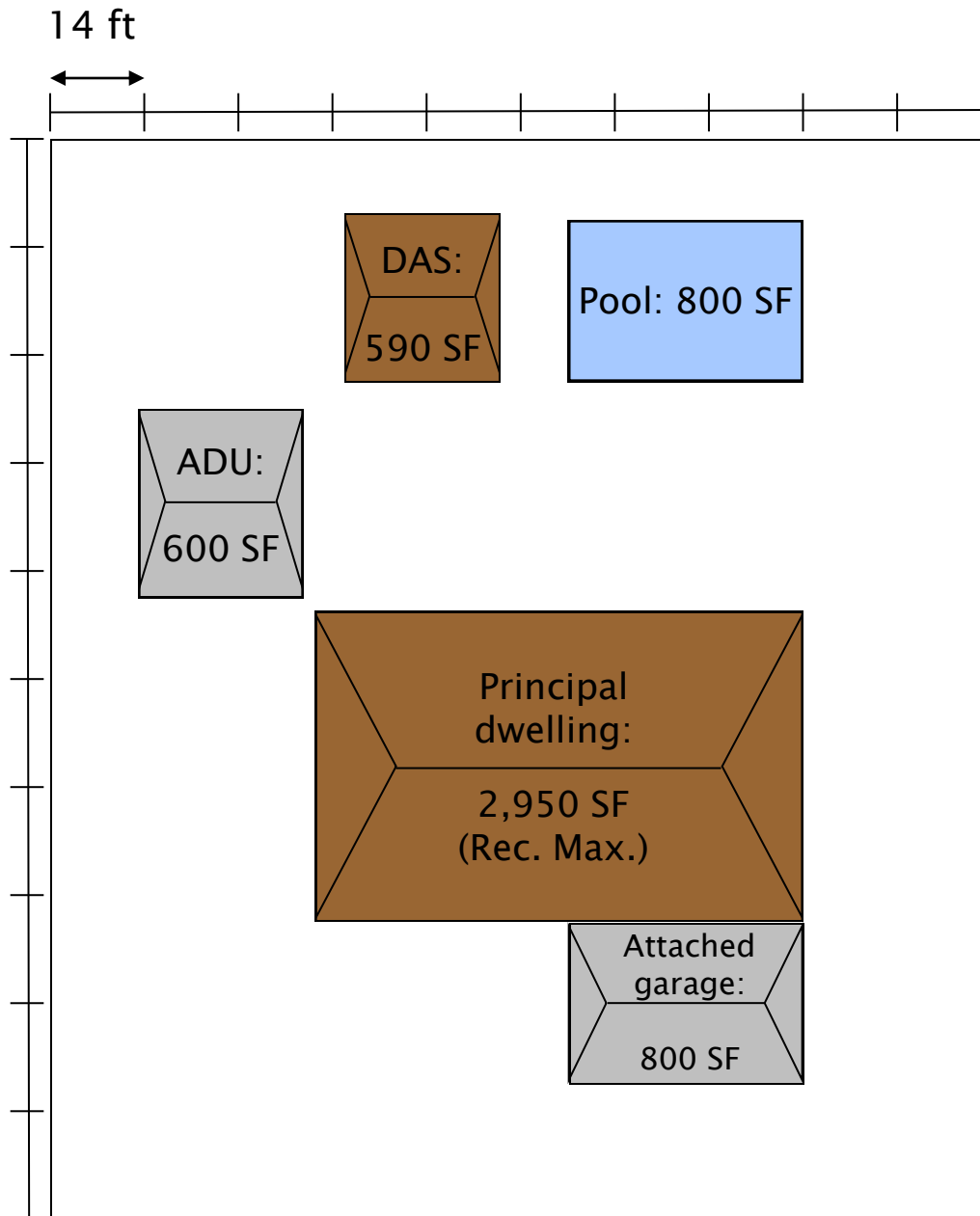
### Example 1 B

Lot size:  
9,999 SF (0.23 acre)

Rec. Max.:  
2,375 SF

DAS allowance:  
15% ~ 355 SF

Lot coverage  
(buildings only):  
39.3%



## Example 2B

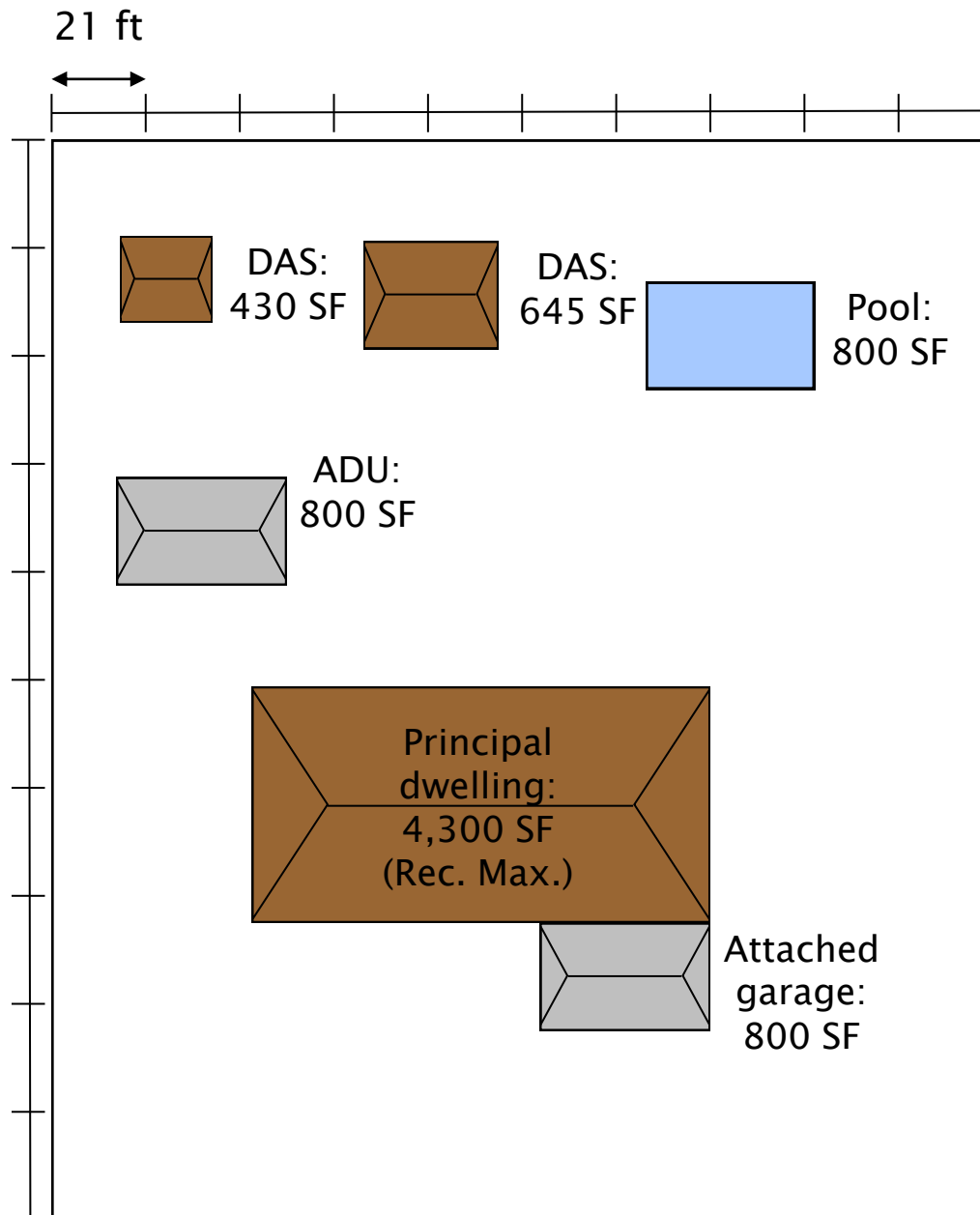
Lot size:  
19,999 SF (0.46 acre)

Rec. Max.:  
2,950 SF

DAS allowance:  
20% = 590 SF

Lot coverage  
(buildings only):  
24.7%





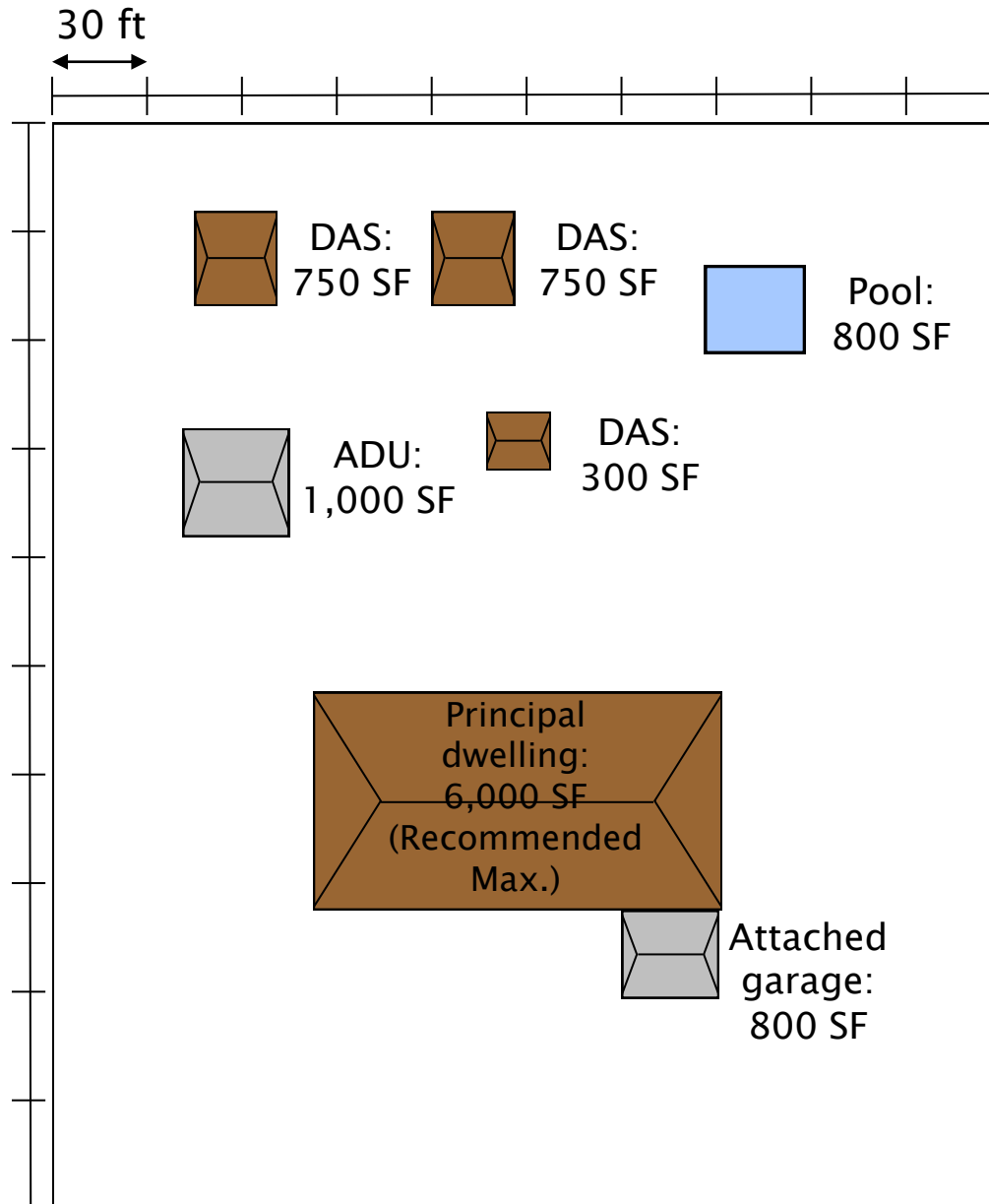
### Example 3B

Lot size:  
43,560 SF (1 acre)

Rec. Max.:  
4,300 SF

DAS allowance:  
25% = 1,075 SF

Lot coverage  
(buildings only):  
16.0%



## Example 4B

Lot size:  
90,000 SF (~2 acres)

Rec. Max.:  
6,000 SF

DAS allowance:  
 $30\% = 1,800$  SF

Lot coverage  
(buildings only):  
10.7%

# Next Steps

1. MBAR and MA meeting (Summer)
2. Draft amendments (Summer/Fall)
3. MPC hearing (Fall)
4. BOS hearing (Winter)

Comments or Questions?