

Architect: A.B. Harmer, 1931

Watercolor: John Watson

Montecito Architectural Guidelines and Development Standards Limited Update, Phase II

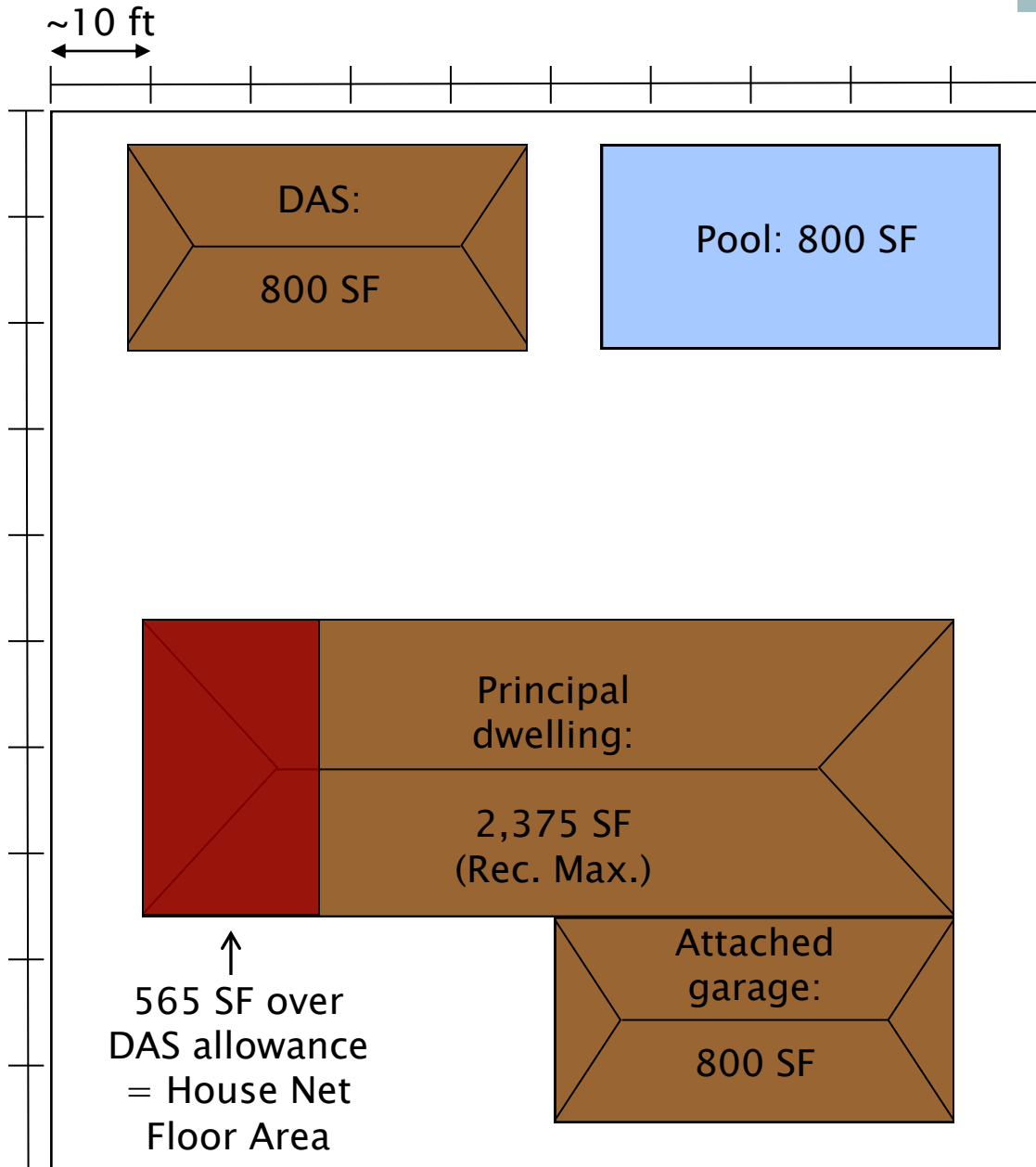
Detached Accessory Structures

**Montecito Board of
Architectural Review**
August 10, 2017

Proposed Guideline

$$\begin{array}{|c|} \hline \text{Recommended} \\ \text{Maximum House} \\ \text{Net Floor Area} \\ \hline \end{array} \times \begin{array}{|c|} \hline X\% \\ \hline \end{array} = \begin{array}{|c|} \hline \text{DAS Floor} \\ \text{Area} \\ \text{"Allowance"} \\ \hline \end{array}$$

Excess over allowance  House Net Floor Area



Example 1

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

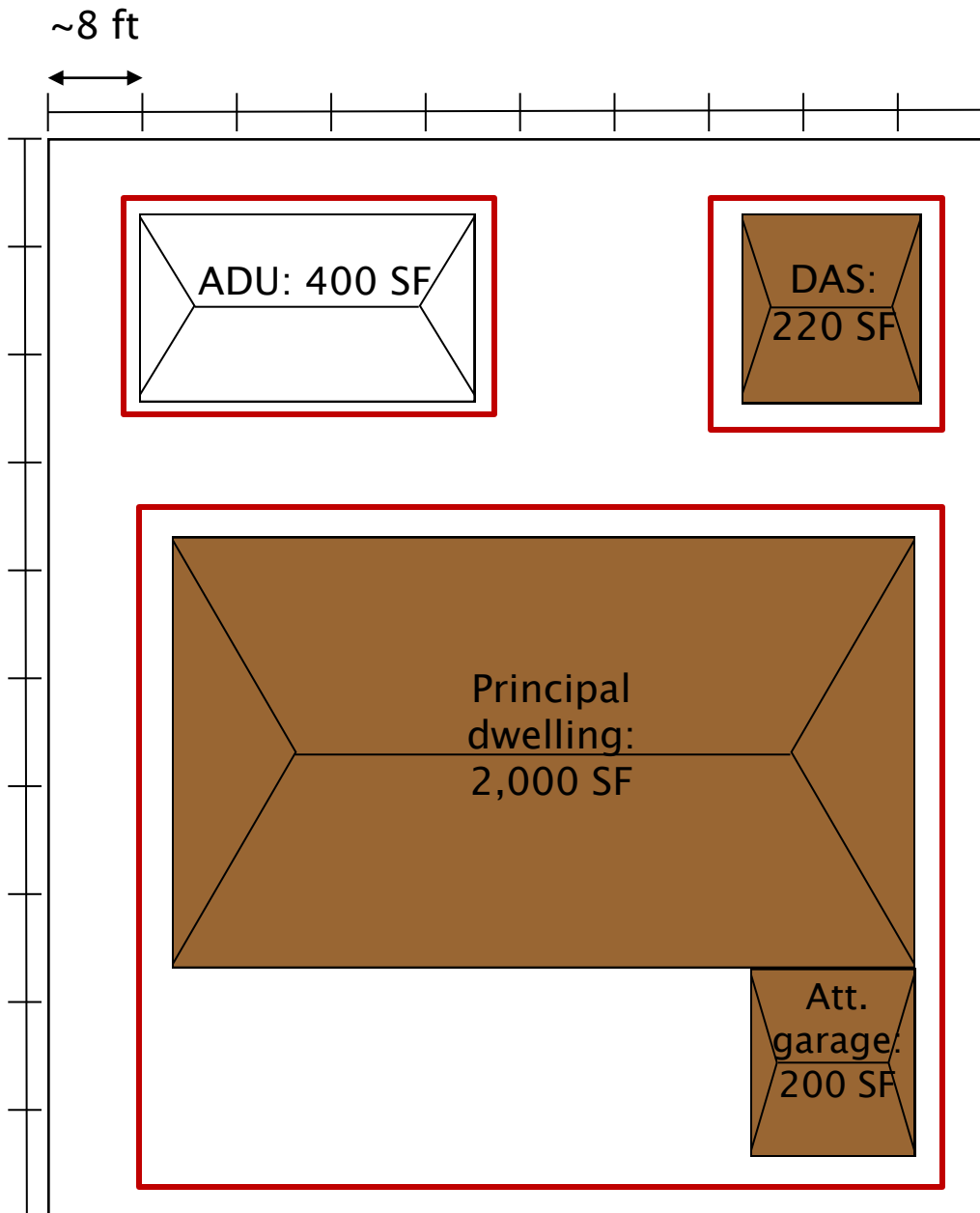
Lot coverage
(buildings only):
40%

Input

- **MBAR**
 - Less/no allowance for small parcels
- **Public**
 - Sliding scale
 - 600 – 800 SF on 1 acre OK
 - Include ADUs
- **Both**
 - Issue = small parcels (<0.5 acre)

Guidelines Amendments

- DAS Allowance + 40% lot coverage max.
 - Gross floor area of covered structures
 - Includes ADUs
 - Lot coverage $\leq 40\%$, whether ADU or DAS built first



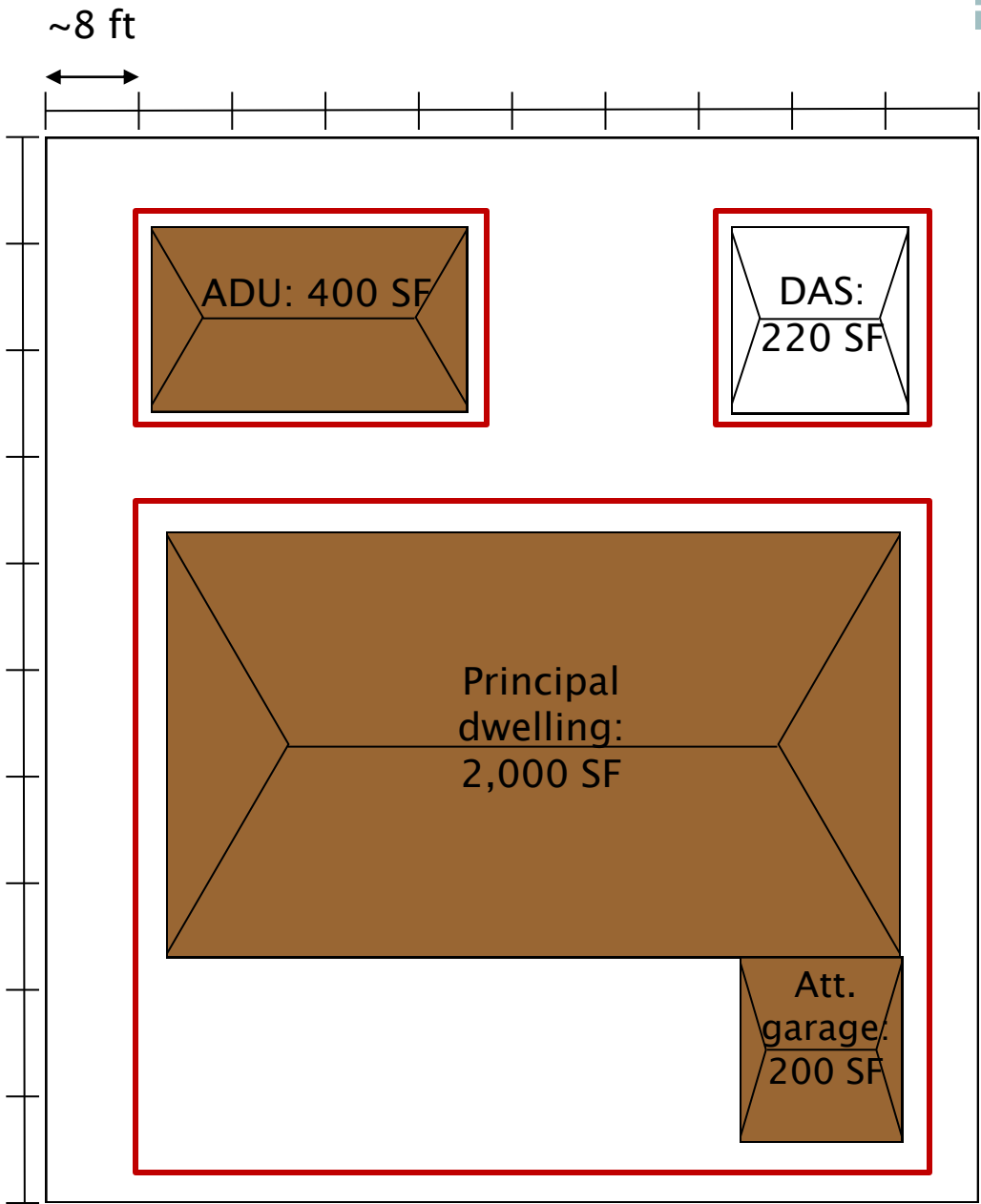
Example 2

Lot size:
6,500 SF (0.15 acre)

Rec. Max.:
2,175 SF

10% DAS allowance:
~ 220 SF

Lot coverage:
43%



Example 3

Lot size:
6,500 SF (0.15 acre)

Rec. Max.:
2,175 SF

10% DAS allowance:
~ 220 SF

Lot coverage:
43%

Guidelines Amendments

- Options for DAS allowance
 1. Stepped scale
 2. Graduated scale

Option #1: Stepped Scale

Size of Lot	DAS Allowance (% of Rec. Max. House Net Floor Area)	Possible DAS Floor Area
0 – 9,999 SF	10%	180 - 238 SF
10,000 – 19,999 SF	15%	356 - 443 SF
20,000 SF – 1 acre	20%	590 - 860 SF
Over 1 acre – 2 acres	25%	1,075 - 1,500 SF
Over 2 acres	30%	1,800+ SF

Option #2: Graduated Scale

Size of Lot	DAS Allowance Formula	Possible DAS Floor Area
0.25 acres or less	$180 + (250 \times L)$ Where L is parcel area in acres	180 – 243 SF
Over 0.25 – 0.5 acres	245 + 800 for each acre over 0.25	245 – 445 SF
Over 0.5 – 1 acre	445 + 730 for each acre over 0.50	446 – 810 SF
Over 1 acre – 2 acres	810 + 690 for each acre over 1	811 – 1,500 SF
Over 2 acres	1,500 + 495 for each acre over 2	1,501 SF and up

MBAR Input

- DAS Allowance + 40% Lot Coverage Max
- Which option for DAS allowances?
 1. Stepped scale
 2. Graduated scale
- Next step: MPC hearing Oct. 18th
- Comments or questions?