

**LAND USE AND DEVELOPMENT CODE (LUDC)
ADDITIONS AND AMENDMENTS
FOR THE SUMMERLAND COMMUNITY PLAN AREA**

*On May 6, 2014, the County Board of Supervisors adopted the following provisions for Summerland Community Plan Area. Upon adoption, the provisions went **in effect for the inland area** of Summerland Community Plan Area.*

*On May 6, 2014, the County Board of Supervisors adopted the identical provisions for the Coastal Zone. On November 24, 2014, the County submitted these provisions to the California Coastal Commission for certification. Upon certification, the provisions **will be in effect for the coastal area, anticipated by Spring 2016.***

feet and greater, the net floor area of structures subject to this Subsection G.1.a shall not exceed 2,500 square feet plus five percent of the net lot area; however, in no case shall the net floor area exceed 8,000 square feet.

- (3) See Subsection G.1.b, below, for allowable adjustments to the maximum floor area.

b. Adjustments to maximum allowed floor area.

- (1) **Accessory structures (detached) on lots less than or equal to 10,000 square feet (net).** Except as provided in compliance with Subsection G.1.b.(1)(a), below, the cumulative gross floor area of all detached accessory structures located on a lot less than or equal to 10,000 square feet (net) shall not exceed 500 square feet.

- (a) If the dwelling does not include an attached garage, then a detached garage used for the parking of motor vehicles no greater than 500 square feet of floor area (net) may also be allowed in addition to the cumulative floor area (gross) allowed in compliance with Subsection G.1.b.(1), above.

(2) Floor below grade.

- (a) The provisions of this subsection only apply to structures with two or more floors.
- (b) **The amount of floor area of a floor below grade that is included in the net floor area used to determine compliance with the maximum allowed floor area is calculated by multiplying “A” times “B” where:**
- (i) **“A” equals the total floor area below grade as measured from the interior surfaces of exterior walls (see Figure 2-5), and**
- (ii) **“B” equals the floor below grade adjustment which is the percentage of the total wall area of a floor below grade that is exposed (see Figure 2-6) which is determined by dividing the total exposed wall area by the total wall area.**
- (c) The height of the wall area used to determine the total wall area is measured from the finished floor of the floor below grade to the bottom of the floor joist supporting the floor above, however, only a maximum of 10 feet shall be used in calculating the total wall area.
- (d) Except as provided in Subsection (2)(d)(i), below, the height of the exposed exterior wall area used to determine the total exposed wall area is measured to the finished grade adjacent to the exterior wall.
- (i) If the grade adjacent to any exterior wall slopes downward, then the height of the exposed wall area shall be calculated from a point located six feet away from the exterior wall surface or at the property line if the property line is located within six feet of the exterior wall surface. This does not apply to the minimum drainage required to comply with building code requirements.

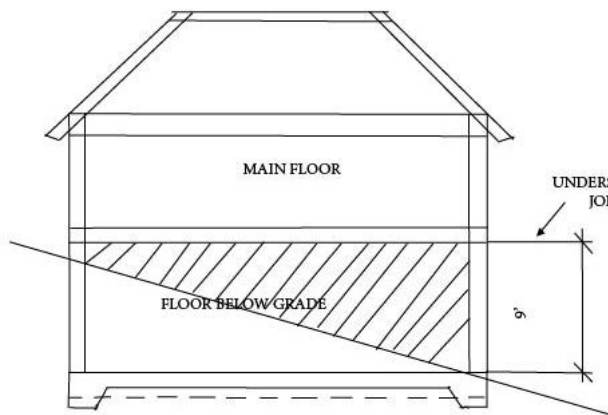


Figure 2-4

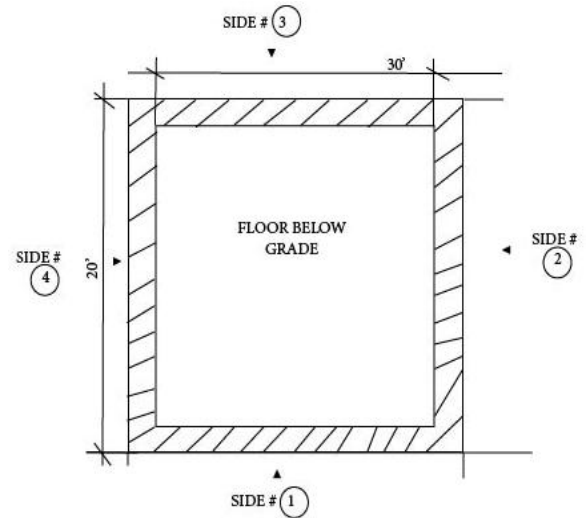


Figure 2-5

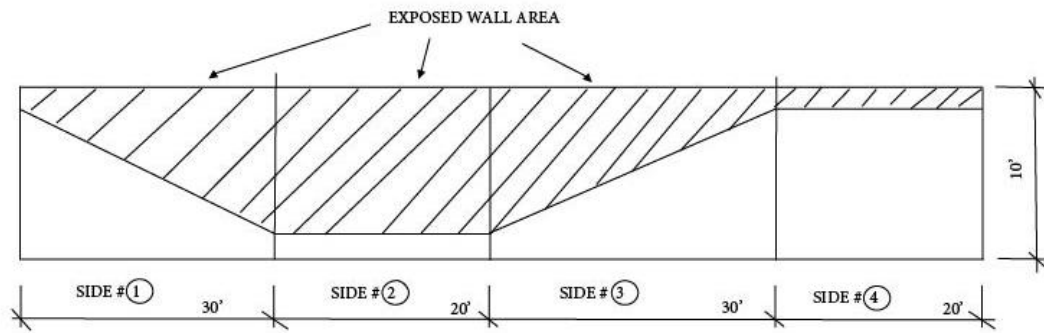


Figure 2-6

(3) **Garages attached to a dwelling.**

(a) **Lots of less than 12,000 square feet (net).** On lots with a lot area (net) of less than 12,000 square feet, up to 500 square feet of floor area (net) used as an attached two-car garage for the parking of motor vehicles is not included in the net floor area used to determine compliance with the FAR in Table 2-28 (One-family Dwelling Floor Area Limits), of Subsection G.1.a.(1), above.

Larger garages may be allowed, however, excess square footage will be counted toward the net floor area of the dwelling.

(b) **Lots of 12,000 square feet (net) or greater.** On lots with a lot area (net) of 12,000 square feet or greater, up to 750 square feet of floor area (net) used as an attached garage for the parking of motor vehicles is not included in the net floor area used to determine compliance with Subsection G.1.a.(2), above.

(4) **Residential Second Units.** Up to 300 square feet of floor area (net) devoted to an attached residential second unit is not included in the net floor area used to determine compliance with Subsection G.1, above.

(5) **Transfer of floor area.** Up to one-half of the maximum allowed floor area of a principal dwelling may be transferred to an existing or new principal dwelling as