


**CITY OF SANTA CLARITA  
INTEROFFICE MEMORANDUM**

TO: Planning Division

FROM: Jason Crawford, Director of Community Development 

DATE: December 22, 2022

SUBJECT: DIRECTOR'S POLICY: UPDATE TO ACCESSORY DWELLING UNIT HEIGHT LIMITS

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On January 26, 2021, the City Council adopted Master Case 20-085, amending the City of Santa Clarita's (City) Unified Development Code (UDC) to regulate accessory dwelling units (ADUs) in accordance with state law. The City's ADU ordinance is codified in Section 17.57.040(L).

UDC Section 17.57.040(L)(2)(d) states that:

“Accessory dwelling units shall not exceed sixteen (16) feet in height unless constructed completely within an existing structure. Height shall be measured as defined in Sections 17.03.030(C) and 17.11.020. ADUs that exceed sixteen (16) feet in height shall require an adjustment permit pursuant to Section 17.24.100.”

Senate Bill 897 and Assembly Bill 2221 are new state laws that take effect January 1, 2023. These laws revise the maximum heights that cities are required to permit for ADUs. In accordance with these laws, ADUs shall be subject to the following height limitations:

ADU Type	Lot Type	Details	Maximum Height
Detached ADU	Single-family	Within ½ mile walking distance of transit	18 feet <sup>1</sup>
		NOT within ½ mile walking distance of transit	16 feet
	Multifamily	Within ½ mile walking distance of transit	18 feet <sup>1</sup>
		Multifamily Residence is 2 or more stories	18 feet
		Multifamily Residence that does not meet the above	16 feet

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ADU Type	Lot Type	Details	Maximum Height
Attached ADU		All lot types	25 feet (Shall not exceed two (2) stories)

<sup>1</sup> – The maximum top plate of the ADU shall not exceed 18 feet. This shall be demonstrated on submitted plans. An additional two (2) feet, for a total height of 20 feet, may be permitted *only* to provide a minimum roof pitch of 2:12. The roof pitch must be consistent with the primary unit to utilize this provision.

Height shall be measured as defined in UDC Sections 17.03.030(C) and 17.11.020. For properties where the above qualifications are not met, the height limit shall remain 16 feet as described in UDC Section 17.57.040(L)(2)(d).

The UDC permits applicants to submit an application for an Adjustment Permit to construct an ADU that exceeds 16 feet. An Adjustment Permit shall be required for any ADU that exceeds the heights provided above.

With the exception of the height limitations described above, the City's ADU ordinance, including all requirements of UDC Section 17.57.040(L), shall remain in full effect.