Accessory Dwelling Units (ADU)

**TYPE 1: NEW DETACHED ADU-ONLY STRUCTURE**

Permitting and Development Standards. Effective: January 1, 2020

**Purpose and Intent:** Development of an ADU in a new structure fully separate from the existing (or proposed) Primary Unit involving no conversion of existing structures or attachment to existing structures. May include a garage.

1. ADU not allowed in the Oxnard Coastal Zone (between Victoria Avenue and west to the Pacific Ocean).
2. ADU projects are exempt from California Environmental Quality Act (CEQA, Class 3, Guidelines §15303).
3. ADU Standard conditions of approval are to be incorporated into the Building Permit plans.
4. ADU within the Henry T Oxnard District or a listed structure requires compatibility review and standards apply: ADU use is allowed.
5. Applicants may include replacement curb cut and driveway if ADU removes on-site parking, subject to Public Works approval.
6. Minimum lot size, open space, patio/balcony minimum size and dimensions, density, floor area ratio, and/or interior yard space standards are not applied to the ADU. (SB 881)
7. Architectural compatibility with existing and/or proposed structure required (OCC § 16-23, primarily materials, roof-pitch, color).
8. ADU must comply with applicable Building, Energy, and other Codes. Tiny Homes may qualify if code(s) compliant.
9. ADU fire sprinklers required if required for the Primary residence: Oxnard Fire Code requires full sprinklers on all structure(s) at 1,000 sf cumulative additions and alterations since Dec. 27, 2007 (OCC §14-26).
10. Homeowner Association Conditions, Covenants, and Restrictions (CCR) may not unreasonably prohibit ADU (AB 670).
11. ADU may not be subdivided into separate property, except as specified in AB 587.
12. Project cannot demolish residential dwelling units under less stringent conditions apply (SB 330).
13. ADU porches, patios, exterior stairs, and balconies subject to OCC 16-305 to 16-307.
14. ADUs may be denied if: 1) non-compliance with applicable codes, 2) creates a life-safety hazard, 3) has negative impact on historic district or listed structure, or 4) is within Non-ADU district (if adopted by the City).

**Proposed Permitting Location:**

<table>
<thead>
<tr>
<th>Permitting Location</th>
<th>Applicant Enter as Proposed</th>
<th>Comply? Y or N</th>
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<tbody>
<tr>
<td>Building (805) 385-7925</td>
<td>$210.00 fee plus Building Permit, plan check, and inspection fees. Fees periodically adjusted.</td>
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<tr>
<td>Fire Dept. (805) 385-7795</td>
<td>60-day statutory permit tolling applies to Oxnard work days when ADU plans are complete and in City possession. ADU may be denied if plan check corrections remain unaddressed at Day 60.</td>
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**DEVELOPMENT STANDARDS**

**Allowed in Zones (includes –PD & –AH additive zones):** R1, R2, R3, R4, C1, C2, DT-E

- **Minimum Size:** 220 sf
- **Maximum Size:** 1,200 sf
- **Front yard setback:** by Zone
- **Side yard setback:** 4 ft
- **Rear yard setback:** 4 ft
- **Maximum height:** by Zone

**Solar Panels required:** Yes

**Kitchen Type**

- **Primary Unit:** Includes sink, toilet, and bathing facility.
- **ADU:** Includes sink, refrigerator, range or cooktop.

**Fire sprinklers**

- **If required for Primary unit:** ADU fire sprinklers required if required for the Primary residence: Oxnard Fire Code requires full sprinklers on all structure(s) at 1,000 sf cumulative additions and alterations since Dec. 27, 2007 (OCC §14-26).

**Water/sewer meter**

- **Yes:** Includes sink, toilet, and bathing facility.

**Impact Fees**

- **Yes, if ADU is 750 sf or more.:** No fees if ADU is less than 750 sf. Proportional if 750 sf or more in size: A) calculate full impact fees based on total ADU size, B) divide ADU size greater than 750 sf into total ADU size, C) multiply A X B for fee.

**THE FOLLOWING CONDITIONS APPLY TO ADU TYPE 1**

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7. Architectural compatibility with existing and/or proposed structure required (OCC § 16-23, primarily materials, roof-pitch, color).
8. ADU may not be rented for less than 30 days (i.e. Short Term Rental) (OCC 16-663.4(H)).
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