Accessory Dwelling Units (ADU)

TYPE 2A: CONVERSION OF DETACHED ACCESSORY STRUCTURE

Permitting and Development Standards. Effective: January 1, 2020

Purpose and Intent: Conversion of an existing detached garage or accessory structure to an ADU with no changes to or attachment to the Primary Unit.

PROPERTY LOCATION:

<table>
<thead>
<tr>
<th>PERMITTING</th>
<th>PROPOSED RENTAL AMOUNT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Planning Permit</td>
<td>$210.00 fee plus Building Plan, permit check, and inspection fees. Fees periodically adjusted.</td>
</tr>
<tr>
<td>From submitting complete Building and Eng. plans</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>
</tr>
</tbody>
</table>

DEVELOPMENT STANDARDS

Allowed in Zones (includes –PD & –AH additive zones)

<table>
<thead>
<tr>
<th>Minimum Size</th>
<th>Maximum Size</th>
<th>Front yard setback</th>
<th>Side yard setback</th>
<th>Rear yard setback</th>
<th>Maximum height</th>
<th>Separate exterior entrance required</th>
<th>Comply with other Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1, R2, R3, R4, C1, C2, DT-E</td>
<td>220 sf</td>
<td>by Zone</td>
<td>Existing or NLT 4 feet</td>
<td>Existing or NLT 4 feet</td>
<td>Height measured from base average finished grade to highest point of building, OCC 16-10(22)</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Eligibility requires one legal parcel with one existing legal Primary Unit with existing detached garage and/or accessory structure or building such as a storage shed or greenhouse.</td>
<td>Additions can be added to the existing structure. In addition to the 1,200 sf maximum size, up to 150 sf addition allowed for egress/ingress within ADU buildable area.</td>
<td>Existing driveway paved area may be used for required parking.</td>
<td>Primary Unit setbacks set by Zone or permit, ADU minimum is 4 ft for entrance expansion. Existing accessory structure or building setbacks subject to public safety review. Government Code 65852.2(1)(a)(D)(vii).</td>
<td>ADU addressing likely to be &quot;Unit No. X&quot; to existing Primary Unit address, subject to USPS final determination.</td>
<td>ADU must comply with applicable Building, Energy, and other Codes.</td>
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</table>

REQUIREMENTS

Kitchen Type Full Includes sink, minimum 5 cubic foot refrigerator, range or cooktop
Bathroom Full Includes sink, toilet, and bathing facility.

PARKING

If detached garage, carport, or covered parking is converted to the ADU, replacement of removed Primary Unit off-street parking spaces is not required. Government Code 65852.2(1)(a)(D)(x). Replacement parking is encouraged.

ADU parking space may be tandem, uncovered, and/or located in a side yard setback.

FIRE SPRINKLERS, UTILITY METERS & IMPACT FEES

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 §14-24).

No fees if ADU is less than 750 sf. Proportional if over 750 sf is 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.

Impact Fees

No fees if ADU is less than 750 sf. No fees if ADU is 750 sf or more.

THE FOLLOWING CONDITIONS APPLY TO ADU TYPE 2A

1 ADU not allowed in the Oxnard Coastal Zone (between Victoria Avenue and Pacific Ocean)
2 ADU projects are exempt from California Environmental Quality Act (CEQA, Class 3, Guidelines §15303)
3 ADU Standard Planning Zoning Clearance documents and conditions 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 may not be rented for less than 30 days (i.e. Short Term Rental) (OCC 16-663.4(H)).
9 There is no owner-occupied requirement for either the Primary or ADU until Jan. 1, 2022 (SB 13).
10 Homeowner Association Conditions, Covenants, and Restrictions (CCR) may not prohibit ADU (AB 670).
11 ADU may not be parcelled into separate properties, except as specified in AB 587.
12 Project cannot demolish residential dwelling units under less than certain conditions apply (SB 330).
13 ADU porches, patios, exterior stairs, and balconies subject to OCC 16-305 to 16-307.
14 ADU 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).

Version 4/12/2020 CW