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 LOCATION</th>
<th>Applicant Enter as Proposed</th>
<th>Comply? Y or N</th>
<th>PROPOSED RENTAL AMOUNT:</th>
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</thead>
<tbody>
<tr>
<td>Administrative Permitting Plan</td>
<td>Ministerial</td>
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<tr>
<td>From submitting complete Building and Eng. plans</td>
<td>Not to exceed 60 days</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:** Existing or NLT 4 feet
- **Rear yard setback:** Existing or NLT 4 feet
- **Maximum height:** by Zone
- **Separate exterior entrance required:** Yes
- **Comply with other Codes:** Yes

**REQUIREMENTS**

- **Solar Panels required:** No
- **Kitchen Type:** Full
- **Bathroom:** Full
- **Primary Unit:** No change unless garage conversion
- **ADU:** recommended
- **Fire sprinklers:** If required for Primary Unit
- **Water/sewer meter:** Yes
- **Impact Fees:** Yes, if ADU is 750 sf or more.

**FIRE SPRINKLERS, UTILITY METERS & IMPACT FEES**

- **ADU parking space:** may be tandem, uncovered, and/or located in a side yard setback.
- **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).
- **ADU addressing:** likely to be "Unit No. X" to existing Primary Unit address, subject to USPS final determination.
- **Solar Panels and Battery Storage:** Yes. New ADU requires minimum 5 cubic foot refrigerator, range or cooktop.
- **Water/sewer meter:** Yes
- **Impact Fees:** Yes, if ADU is 750 sf or more.

**PERMITTING**

**Planning Division | 214 South C Street | 805 385-7958 | oxnard.org/planning**

**For more information, request an appointment with City staff:** Planning (805) 385-7958

**Fire Dept. (805) 385-7759**

**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 16-863.3(H)).
9. There is no owner-occupied requirement for either the Primary or ADU until Jan 1, 2025 (SB 13).
10. Homeowner Associations, Covenants, and Restrictions (CC&Rs) may not prohibit ADU (AB 670).
11. ADU may not be parceled into separate property, except as specified in AB 587.
12. Project cannot demolish residential dwelling units under less 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).

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