

# Accessory Dwelling Units (ADU)

## TYPE 2A: CONVERSION OF DETACHED ACCESSORY STRUCTURE

Permitting and Development Standards. Effective: January 1, 2020



Planning Division | 214 South C Street | 805 385-7858 | oxnard.org/planning

**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.

<b>PROPERTY LOCATION:</b>				<b>PROPOSED RENTAL AMOUNT:</b>	\$ _____
<b>PERMITTING</b>		<b>Applicant Enter as Proposed</b>	<b>Comply? Y or N</b>	<b>For more information, request an appointment with City staff:</b> Building (805) 385-7925 Fire Dept. (805) 385-7795 Planning: (805) 385-7858	
<b>Administrative Planning Permit</b>	Ministerial			\$210.00 fee plus Building Permit, plan check, and inspection fees. Fees periodically adjusted.	
<b>From submitting complete Building and Eng. plans</b>	Not to exceed 60 days			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.	
<b>DEVELOPMENT STANDARDS</b>					
<b>Allowed in Zones (includes –PD &amp; –AH additive zones)</b>	R1, R2, R3, R4, C1, C2, DT-E			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.	
<b>Minimum Size</b>	220 sf			Efficiency unit. Same meaning as Health & Safety Code (HSC) 17958.1, which requires a living area of 150 sf + other area of 70 sf for 2 persons.	
<b>Maximum Size</b>	1,200 sf			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.	
<b>Front yard setback</b>	by Zone			Existing driveway paved area may be used for required parking.	
<b>Side yard setback</b>	Existing or NLT 4 feet			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).	
<b>Rear yard setback</b>	Existing or NLT 4 feet				
<b>Maximum height</b>	by Zone			Height measured from base average finished grade to highest point of building. OCC 16-10(22)	
<b>Separate exterior entrance required</b>	Yes			ADU addressing is likely to be "Unit No. X" to the existing Primary Unit address, subject to USPS final determination.	
<b>Comply with other Codes</b>	Yes			ADU must comply with applicable Building, Energy, and other Codes.	
<b>REQUIREMENTS</b>					
<b>Solar Panels required</b>	No			Refer to: <a href="https://ww2.energy.ca.gov/title24/2019standards/documents/Title24_2019_Standards_detailed_faq.pdf">https://ww2.energy.ca.gov/title24/2019standards/documents/Title24_2019_Standards_detailed_faq.pdf</a>	
<b>Kitchen Type</b>	Full			Includes sink, minimum 5 cubic foot refrigerator, range or cooktop	
<b>Bathroom</b>	Full			Includes sink, toilet, and bathing facility.	
<b>PARKING</b>					
<b>Primary Unit</b>	No change			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)(xi). Replacement parking is encouraged.	
<b>ADU</b>	recommended			ADU parking space may be tandem, uncovered, and/or located in a side yard setback.	
<b>FIRE SPRINKLERS, UTILITY METERS &amp; IMPACT FEES</b>					
<b>Fire sprinklers</b>	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).	
<b>Water/sewer meter</b>	Yes			Unless already connected. Upgrade may be required.	
<b>Impact Fees</b>	Yes, if ADU is 750 sf or more.			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.	
<b>THE FOLLOWING CONDITIONS APPLY TO ADU TYPE 2A</b>					
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, 2025 (SB 13).				
10	Homeowner Association Conditions, Covenants, and Restrictions (CCR) 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 unless 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).				