

Accessory Dwelling Units (ADU)

TYPE 4: ADU FULLY WITHIN EXISTING PRIMARY UNIT

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 only existing Primary Unit interior living area to create an ADU involving no attachment or conversion of attached or detached garage(s).

PROPERTY LOCATION:				PROPOSED RENTAL AMOUNT: \$ _____
PERMITTING		Applicant Enter as Proposed	Comply? Y or N	For more information, request an appointment with City staff: Building (805) 385-7925 Fire Dept. (805) 385-7795 Planning (805) 385-7858
Administrative Planning Permit	Ministerial			\$210.00 fee plus Building Permit, plan check, and inspection fees. Fees periodically adjusted.
Plan Check period from submitting complete plans	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.
DEVELOPMENT STANDARDS				
Allowed in Zones (includes –PD & –AH additive zones)	R1, R2, R3, R4, C1, C2, DT-E			Eligibility requires one legal parcel with one existing legal Primary Unit.
Minimum Size	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.
Maximum Size	None. See note.			Remaining Primary Unit area and ADU must both meet minimum HSC requirements. No limit on ADU conversion area within Primary Unit. Up to 150 sf addition allowed for egress/ingress within ADU buildable area.
Front yard setback	Existing			Existing driveway paved area may be used for required ADU parking.
Side yard setback	Existing or NLT 4 feet			Primary Unit setbacks set by Zone or permit, ADU minimum is 4 ft for entrance expansion. Existing setbacks subject to public safety review that may require larger setback. Government Code 65852.2(1)(a)(D)(vii)
Rear yard setback	Existing or NLT 4 feet			
Maximum height	Existing			Oxnard City Code Section 16-303 allows limited exceptions.
Separate exterior entrance required	Yes			ADU addressing likely to be "Unit No. X" to existing Primary Unit address, subject to USPS final determination.
Comply with other Codes	Yes			ADU must comply with applicable Building, Energy, and other Codes.
REQUIREMENTS				
Solar Panels required	No			Refer to: https://ww2.energy.ca.gov/title24/2019standards/documents/2018_Title_24_2019_Building_Standards_FAQ.pdf
Kitchen Type	Full			Includes sink, minimum 5 cubic foot refrigerator, range or cooktop
Bathroom	Full			Includes sink, toilet, and bathing facility.
PARKING				
Primary Unit	City Code			Primary Unit parking as required by City Code or approving permit.
ADU	recommended			ADU parking space may be tandem, uncovered, and/or located in a side yard setback.
FIRE SPRINKLERS, UTILITY METERS & IMPACT FEES				
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	No			Check all lines for capacity, upgrade may be required.
Impact Fees (ADU only)	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.
THE FOLLOWING CONDITIONS APPLY TO ADU TYPE 4				
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).			