### Accessory Dwelling Units (ADU)

**TYPE 5: JUNIOR (JR) ADU WITHIN PRIMARY UNIT**

**Permitting and Development Standards. Effective: January 1, 2020**

**Purpose and Intent:** Limited to single family dwellings, conversion of existing Primary Unit livable area (i.e. bedroom) to a small ADU. JR ADU may be in addition to ADU Type 1, 2A, 2B, 2C, 3, and 4 on the same property. JR ADUs are not allowed in multifamily units.

**Property Location:**

<table>
<thead>
<tr>
<th>PERMITTING LOCATION:</th>
<th>PROPERTY</th>
<th>PROPOSED RENTAL AMOUNT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>JR ADU DEVELOPMENT STANDARDS</td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>Allowed in Zones (includes –PD &amp; – AH additive zones)</td>
<td>R1, R2, R3, R4, C1, C2, DT-E</td>
<td>Eligibility requires one legal parcel with one existing legal Primary Unit or proposal to construct a Primary Unit, or legal access to the property.</td>
</tr>
<tr>
<td>Minimum Size</td>
<td>70 sf</td>
<td>Includes kitchenette area. Does not include bathroom area.</td>
</tr>
<tr>
<td>Maximum Size</td>
<td>500 sf</td>
<td>Up to 150 sf addition allowed for egress/ingress within ADU buildable area.</td>
</tr>
<tr>
<td>Front yard setback</td>
<td>Existing</td>
<td>Jr ADU exterior entrance may not be directly from front yard setback.</td>
</tr>
<tr>
<td>Side yard setback</td>
<td>Existing or NLT 4 feet</td>
<td>Primary Unit setbacks set by Zone or permit, ADU minimum is 4 ft for entrance expansion. Subject to public safety review that may require larger setback. Government Code 65852.2(1)(a)(D)(vii)</td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>Existing or NLT 4 feet</td>
<td>Oxnard City Code Section 16-303 allows limited exceptions.</td>
</tr>
<tr>
<td>Maximum height</td>
<td>Existing</td>
<td>ADU addressing likely to be &quot;Unit No. X&quot; to existing Primary Unit address, subject to USPS final determination.</td>
</tr>
<tr>
<td>Separate exterior entrance required</td>
<td>Yes</td>
<td>ADU must comply with applicable Building, Energy, and other Codes.</td>
</tr>
<tr>
<td>Comply with other Codes</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

**JR ADU REQUIREMENTS**

- **Solar Panels required:** No
- **Kitchen Type:** Partial, Kitchenette
- **Bathroom:** Full or Access

**JR ADU PARKING**

- **Primary Unit:** Oxnard City Code Section 16-303 allows limited exceptions.
- **ADU parking space may be tandem, uncovered, and/or located in a side yard setback.**

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

- **Fire sprinklers:** If required for Primary unit
- **Water/sewer meter:** None
- **Impact Fees:** None

**THE FOLLOWING CONDITIONS APPLY TO ADU TYPE 5 (JR ADU)**

1. JR ADU not allowed in the Oxnard Coastal Zone (between Victoria Avenue and Pacific Ocean)
2. JR ADU projects are exempt from California Environmental Quality Act (CEQA, Class 1, Guidelines §15301)
3. Condition printed on approved building plans and/or recorded deed restriction shall include permanent reasonable access to a shared Primary Unit bathroom if a full bathroom is not provided in the JR ADU.
4. JR ADU Standard Planning Zoning Clearance documents and conditions are to be incorporated into the Building Permit plans.
5. JR ADU within the Henry T Oxnard District or a listed structure requires compatibility review and standards apply.
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 § 6-23, primarily materials, roof-pitch, color).
8. JR ADU may 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 Unit or JR ADU until Jan 1, 2025 (SB 13).
10. Homeowner Association Conditions, Covenants, and Restrictions (CCR) may not prohibit JR ADU (AB 670).
11. JR ADU may not be carved into separate property, except as specified in AB 587.
12. ADU porches, patios, exterior stairs, and balconies subject to OCC 16-305 to 16-307.
13. JR 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).