

Accessory Dwelling Units (ADU)

TYPE 5: JUNIOR (JR) ADU WITHIN 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: 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:				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.	
JR ADU 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 or proposal to construct a Primary Unit, or legal accessory structure.	
Minimum Size	70 sf			Includes kitchenette area. Does not include bathroom area.	
Maximum Size	500 sf			Up to 150 sf addition allowed for egress/ingress within ADU buildable area.	
Front yard setback	Existing			Jr ADU exterior entrance may not be directly from front yard setback.	
Side yard setback	Existing or NLT 4 feet			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)	
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.	
JR ADU REQUIREMENTS					
Solar Panels required	No			JR ADU is fully within existing Primary Unit or accessory structure.	
Kitchen Type	Partial, Kitchenette			Minimum: hot and cold water sink, 4.5 cubic foot refrigerator, two GFI outlets, 8 sf of counter space, 5 linear feet of cabinet space.	
Bathroom	Full or Access			Full bathroom or continuous access to full bathroom via common door to Primary Unit including sink, toilet, and bathing facility. Bathroom access that requires crossing through an outdoor area is not allowed.	
JR ADU PARKING					
Primary Unit	City Code			Primary Unit parking as required by City Code or approving permit.	
JR ADU	recommended			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			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	None			No fees for JR ADU.	
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 § 16-23, primarily materials, roof-pitch, color).				
8	JR 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 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 parceled 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).				