



# County of Ventura

## ACCESSORY DWELLING UNITS

Effective Date: March 14, 2017

Changes to state law in 2017 establish new rules for cities and counties with regard to “Accessory Dwelling Units” (ADUs), previously known as “Second Dwelling Units,” and commonly known as in-law units or granny flats. The ADU

<b>Summary of ADU Interim Ordinance Standards</b>		
<b>Permitted Zones</b>	ADUs are allowed in the following zones with an existing single-family home on the lot: OS/AE/RA/RE/RO/R1/R2/RPD/TP/RES. Only one ADU may be permitted per lot.	
<b>Zoning Requirements</b>	Lot coverage and other development standards of the underlying zone apply to ADUs, per NCZO Section 8106-1.1, except where it may conflict with state law.	
<b>New Construction or Additions</b>	<b>Permit Process</b>	Applications are processed as a ministerial zoning clearance.
	<b>Height</b>	Detached ADUs are limited to 1 story with a maximum height of 15 feet, unless the ADU is 20 feet from all property lines, then it can exceed 15 feet but not exceed the maximum allowable height of the principal structure, per NCZO section 8106-7.4.
	<b>Setbacks</b>	Standard setbacks apply except that no more than a 5-foot side or rear setback is required for an ADU constructed above a detached existing garage.
	<b>Parking</b>	One parking space is required per bedroom, with a two-space maximum for the new construction of an ADU, in addition to the parking required for the primary residence. Parking may be provided as tandem parking on an existing driveway.
	<b>Lot Size &amp; Unit Size in Non-Impact Areas</b>	Parcels that meet the following threshold are eligible for ADUs up to the sizes listed below: <ul style="list-style-type: none"> <li>• Minimum of 9,000<sup>1</sup> sq. ft. but less than 40 acres, the maximum size for an Attached ADU shall not exceed 50% of the existing living area of the primary dwelling unit up to 1,200 sq. ft., whichever is less and a maximum of 3 bedrooms</li> <li>• Minimum of 9,000<sup>2</sup> sq. ft. but less than 40 acres, the maximum size for a Detached ADU is 1,200 sq. ft. and a maximum of 3 bedrooms</li> <li>• 40 acres or larger, the maximum size for an ADU is 1,800 sq. ft. and a maximum of 4 bedrooms</li> </ul>
	<b>Lot Size &amp; Unit Size within the Ojai Traffic Impact Area</b>	On parcels that are one acre in size or larger, the maximum size for an ADU is 700 sq. ft. and up to 1 bedroom.
	<b>Lot Size &amp; Unit Size within the Arroyo Santa Rosa/Tierra Rejada Groundwater Impact Area</b>	Parcels that meet the following thresholds are eligible for ADUs up to a certain size: <ul style="list-style-type: none"> <li>• Minimum of 4.32 acres but less than 5.06 acres, the maximum size for an ADU is 700 sq. ft. and up to 1 bedroom</li> <li>• Minimum of 5.06 acres but less than 5.82 acres, the maximum size for an ADU is 900 sq. ft. and up to 2 bedrooms</li> <li>• 5.82 acres or larger, the maximum size for an ADU is 1,200 sq. ft. and up to 3 bedrooms</li> </ul>
	<b>Owner Occupancy</b>	The applicant for the ADU shall be the owner of record and shall reside in the principal dwelling unit.
	<b>Rental Requirements</b>	If ADUs are rented out, they shall not be rented on a transient occupancy basis (rental terms of less than 30 consecutive days).
<b>Conversion of Existing Space<sup>3</sup> (i.e. garage, principal dwelling, etc.)</b>	<b>Permit Process</b>	Applications are processed as a building permit if the project meets the provisions of NCZO section 8107-1.7.1(a).
	<b>Parking</b>	No additional parking is required for an ADU created entirely within an existing permitted structure that meets the provisions of NCZO section 8107-1.7.1(a).
<b>Parking Replacement</b>	When parking for the primary residence is demolished in conjunction with the construction of an ADU, replacement parking may be provided on the lot as covered or uncovered. In addition, tandem spaces in an existing driveway may be used as replacement spaces.	

<sup>1</sup> The Saticoy Area Plan requires an 8,000-square foot minimum lot size for an ADU.

<sup>2</sup> The Saticoy Area Plan requires an 8,000-square foot minimum lot size for an ADU and a 700 sq. ft. building footprint for a Detached ADU.

<sup>3</sup> Standards for ADUs that are identified as “Conversion of Existing Space” do not include ADU applications that propose to add square footage to an existing structure. Existing accessory structures must have been permitted prior to March 14, 2017.