



## Standard Plans for Accessory Dwelling Units (ADU) and Farmworker Housing General Information Fact Sheet

Standard plans are available in three approximate sizes and configuration layouts.

1. 700 square foot, one-bedroom, one bath unit
2. 900 square feet, two-bedroom, two bath unit
3. 1,200 square feet, three-bedroom unit, two bath unit

When an applicant applies for a permit to construct an Accessory Dwelling Unit (ADU) or Farmworker Housing unit using one of the County standard plans, the standard plan may not be modified without prior Building and Safety approval.

A separate building permit is required for each unit constructed. A geotechnical/soil investigation report must be prepared for the 1,200 sq. ft. standard plan. For units less than 1,000 sq. ft., a soil investigation report waiver may be submitted for review if applicable. (See Building and Safety handout B-49 and B-50.)

Building permits for ADU's and Farmworker Housing will only be issued to the property owner, the owner's authorized agent, or to a licensed contractor who has been contracted to do the work.

The ADU or Farm Worker housing standard plan is not to be used for construction of homes in the Lockwood Valley area or other areas above the 4,000 ft elevation as these structures have not been designed to accommodate additional snow loading. Similarly, these standard plans are not to be used for construction of homes in the La Conchita area of Ventura County or other areas with adverse geotechnical conditions. The foundation systems for these structures have not been designed to accommodate adverse geotechnical forces or movement.

The placement of these structures on a slope, or adjacent to a slope must comply with the slope setback requirements of Chapter 18 of the Ventura County Building Code.

**A required site plan submitted to Building and Safety should be drawn in a 24" x 36" format and contain the following information:**

- Property owner's name and situs address
- Assessor's Parcel Number (APN)
- Address of the main building located on the site
- Name, address, and phone number of the person who prepared the site plan
- Size, location, and orientation of all buildings and structures located on the site
- Setback distances from the proposed buildings to the front, back and side property lines, and the approximate setback distance between the proposed new structure and any existing adjacent structures or adjacent slopes
- Approximate location of oak or protected trees on the site, if any (a tree permit may be required for construction near, or if removal of an oak tree is proposed)
- The location of a proposed or existing sewer line or private sewage disposal system
- Name and location of the nearest public and private streets that give access to the property
- Location of the points of connection to an existing electrical service and all other served utilities
- Elevations and general topography of the site
- Drainage patterns from buildings to the street or other approved drainage courses
- Location and alignment of any easements that cross through the property

Construction of an accessory dwelling unit is not allowed to commence until all required permits and approvals have been received by Building and Safety. Permit applications and site plans will be given priority review by Building and Safety staff.