



County of Ventura

ACCESSORY DWELLING UNITS

In recognition of the extreme need for affordable housing in California, all jurisdictions are required by state law to allow accessory dwelling units (ADUs) in all residential zones. The following is a summary of the County's ADU regulations contained within the Non-Coastal Zoning Ordinance¹ that will go into effect on March 29, 2018.

Development Standards for All ADUs in Ventura County	
Building Code Requirements	ADUs shall comply with all Building Code, Green Building Code and Energy Code requirements. For more information please contact Building and Safety Division staff at 805-654-2771.
Parking Replacement	When a garage or covered parking is demolished in conjunction with the construction of an ADU, replacement parking for the principal dwelling may be provided on the lot as covered, uncovered or tandem on a driveway.
Rental Limitations	If ADUs are rented out, they shall not be rented on a transient occupancy basis (rental terms of less than 30 consecutive days).
Number of ADUs Allowed	Only one ADU may be permitted per lot.

Development Standards for ADUs in the Non-Coastal Zone Only	
Permitted Zones	ADUs are allowed in the following zones: OS/AE/RA/RE/RO/R1/R2/RPD/RHD/RES/RMU/TP.
Permit Process	Applications are processed as a ministerial zoning clearance.
Zoning Code Requirements	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.
Height	The maximum height for an ADU is 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 Sec. 8106-7.4.
Setbacks	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.
Parking	One parking space is required per ADU, in addition to the parking required for the primary residence. Parking may be provided within setback areas or as tandem parking on a driveway, unless the lot is located within a Fire Hazard Severity Zone. <i>No parking is required if an ADU is located ½ mile from a public transit stop, or if an ADU meets one of the criteria listed in NCZO Sec. 8107-1.7.1(e).</i>
Owner Occupancy	At the time of application, the owner of the property shall reside either in the principal dwelling or the ADU. If the application is for construction of both the ADU and the primary dwelling unit, the owner agrees to occupy either the ADU or the primary dwelling unit after construction.
Minimum Lot Area and Maximum ADU Size Requirements <i>The following sizing thresholds are the maximum size allowed for a detached ADU. ADUs attached to the principal dwelling are limited in size to 50% of the gross floor area of the principal dwelling or the allowed maximum ADU size shown below, whichever is less.</i>	
Ojai Traffic Impact Area	<ul style="list-style-type: none"> • Minimum of 20,000 sq. ft., but less than 1 acre, the maximum size for an ADU is 900 sq. ft. and up to 2 bedrooms • Minimum of 1 acre, the maximum size for an ADU is 1,200 sq. ft. and up to 3 bedrooms

¹ NCZO - Non-Coastal Zoning Ordinance

Arroyo Santa Rosa/Tierra Rejada Groundwater Impact Area		<ul style="list-style-type: none"> • Minimum of 3.9 acres but less than 4.8 acres, the maximum size for an ADU is 1,200 sq. ft. and up to 1 bedroom equivalent² • Minimum of 4.8 acres but less than 5.7 acres, the maximum size for an ADU is 1,200 sq. ft. and up to 2 bedrooms equivalent² • Minimum of 5.7 acres or larger, the maximum size for an ADU is 1,200 sq. ft. and up to 3 bedrooms equivalent²
Non-Impact Areas	Countywide, except the communities listed below	Minimum of 9,000 sq. ft. but less than 10 acres, the maximum size for an ADU is 1,200 sq. ft. and up to 3 bedrooms
	El Rio/Del Norte Area Plan and North Ventura Area Plan	Minimum of 6,000 sq. ft. but less than 10 acres, the maximum size for an ADU is 1,200 sq. ft. and up to 3 bedrooms
	Saticoy Area Plan³	Minimum of 8,000 sq. ft. but less than 10 acres, the maximum size for an ADU is 1,200 sq. ft. and up to 3 bedrooms
	Oak Park Area Plan and Thousand Oaks Area Plan	Minimum of 10,000 sq. ft. but less than 10 acres, the maximum size for an ADU is 1,200 sq. ft. and up to 3 bedrooms
	Existing Community of Somis	Minimum of 10,000 sq. ft. but less than 10 acres, the maximum size for an ADU is 1,200 sq. ft. and up to 3 bedrooms
	Lots that are 10 acres or greater	The maximum size for an ADU is 1,800 sq. ft. and a maximum of 4 bedrooms
Interior ADUs		
Pursuant to state law, ADUs created entirely within existing permitted space (Interior ADUs) that meet the requirements in NCZO Sec. 8107-1.7.1 (a) and (b), shall be approved without respect to development standards such as parking, minimum lot area, and maximum unit size, etc.		
Permitted Zones and Permit Process	R1, R2, RPD, RES, RA, RO, or RE	Applications are processed as a building permit for the conversion of existing space within the principal dwelling or accessory structure.
	OS or AE	Applications are processed as a ministerial zoning clearance for the conversion of existing space within the principal dwelling.
Interior ADUs that do not meet the provisions summarized above must comply with all requirements in the NCZO Sec. 8107-1.7.2. to obtain a zoning clearance for an ADU.		

² Refer to definition of “Bedroom Equivalent” in NCZO Sec. 8102-0.

³ Refer to NCZO Sec. 8119-1.3.2, Sec. 8119-1.3.3, and Sec. 8119-1.4.10 in the Old Town Saticoy Development Code for additional development standards for ADUs.