

EXHIBIT A

Proposed ADU/JADU Ordinance amending Articles 2, 4, 5, 6, and 11 of the Coastal Zoning Ordinance (Legislative Version)

Proposed CZO Amendments for Accessory Dwelling Units and Junior Accessory Dwelling Units (PL25-0037)

NOTE: The proposed amendments are shown in legislative format. All newly proposed text is shown as black underlined text, and text that is proposed for deletion is shown as ~~red-strikeout-text~~. Staff comments, which are not part of the amendment package, are shown in *[blue italicized font within brackets]* and provide an explanation for the proposed amendment.

Minor revisions were made to Section 8175-5.24 in the Proposed Ordinance after the Planning Commission hearing, to incorporate revisions received from the California Coastal Commission, and to incorporate revisions to State ADU Law. Newly proposed text and deletions are indicated in blue text with grey highlights with underline and ~~strikeout~~ respectively.

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ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AMENDING DIVISION 8, CHAPTER 1.1, ARTICLES 2, 4, 5, 6, AND 11 OF THE VENTURA COUNTY ORDINANCE CODE, COASTAL ZONING ORDINANCE PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

The Board of Supervisors of the County of Ventura ("County") ordains as follows:

Section 1

ARTICLE 2: DEFINITIONS

Article 2, Section 8172-1 – Application of Definitions of the Ventura County Ordinance Code is hereby amended to add the following definition in the appropriate alphabetical order:

Dwelling Unit, Junior Accessory (JADU): As defined in Government Code section 66313, a "junior accessory dwelling unit" means a unit that is no more than 500 square feet in size and contained entirely within an existing or proposed *single-family dwelling*. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure. (See Section 8175-5.24.)

[Staff Explanation: Proposed addition of a new definition for "Junior Accessory Dwelling Unit," consistent with state law (see Gov. Code, § 66313) and the Non-Coastal Zoning Ordinance's definition for this term (see NCZO Section 8102-0).]

Article 2, Section 8172-1 – Application of Definitions of the Ventura County Ordinance Code is hereby amended to revise the following existing definitions to read as follows:

Dwelling Unit, Accessory (ADU) - ~~A dwelling unit that is accessory to a principal dwelling.~~ As defined in Government Code section 66313, "accessory dwelling unit" means ~~An~~ an attached or detached residential dwelling unit, ~~or a unit within the existing space of a principal dwelling unit, which~~ that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing principal dwelling. ~~with no means of internal access to the principal dwelling.~~ It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the *single-family or multifamily principal dwelling* is or will be situated. An ADU ~~accessory dwelling unit~~ also includes the following:

- (a) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code; and
- (b) A manufactured home, as defined in Section 18007 of the Health and Safety Code. (See Section 8175-5.24.)

Wet Bar – ~~A bar or counter used for mixing drinks that is located in an area separate from the kitchen and includes a sink with running water.~~ An area within a dwelling or habitable accessory structure thereto, distinct from a kitchen as defined in Article 2 of this Chapter, designed for the purpose of preparing beverages containing a countertop and sink with running water. (See Section 8175-5.1(h).)

[Staff Explanation: Proposed revisions to the definition for “Accessory Dwelling Unit” to match state law (see Gov. Code, § 66313) and the Non-Coastal Zoning Ordinance’s definition for this term (see NCZO Section 8102-0). Also, the definition for “Wet Bar” is proposed to be revised consistent with recently proposed amendments to the Non-Coastal Zoning Ordinance (NCZO Phase II Amendments, Case No. PL24-0023).]

Section 2

ARTICLE 4: PERMITTED USES

Article 4, Section 8174-5 – Permitted Uses by Zone of the Ventura County Ordinance Code is hereby amended to read as follows with respect to the below-stated land uses relating to Accessory Dwellings, including Accessory Dwelling Units and Junior Accessory Dwelling Units:

Sec. 8174-5 – Permitted Uses by Zone

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
DWELLINGS											
<u>Accessory Dwellings</u>											
<u>Accessory Dwelling Unit (ADU)</u>	Pursuant to Sec. 8175-5.24										
<u>Junior Accessory Dwelling Unit (JADU)</u>	Pursuant to Sec. 8175-5.24										
DWELLINGS – ACCESSORY USES AND STRUCTURES											
Accessory Dwelling Unit (see Sec. 8175-5.1.1)	PD	PD	PD	PD	PD	PD	PD	PD	PD		
• If exempt per Sec. 8174-6.2, 8174-6.3.2, 8174-6.3.5, or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		

E = Exempt*	PDP = PD Permit, Principally-Permitted**	Not Allowed	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
ZC = Zoning Clearance*	PW = Public Works Permit					
PD = Planned Development Permit	CUP = Conditional Use Permit					

*Not Appealable to the Coastal Commission

**Principally-permitted uses are only appealable to the Coastal Commission in accordance with the criteria in Public Resources Code Sec. 30603(a) 1-3 and 5.

[Staff Explanation: Proposed removal of “accessory dwelling unit” from the subheading of “Dwellings, Accessory Uses and Structures.” Proposed addition of a new sub-heading of “Accessory Dwellings” within the use category of “Dwellings” to include the uses of “Accessory Dwelling Unit (ADU)” and “Junior Accessory Dwelling Unit (JADU),” both of which will be subject to the provisions of Section 8175-5.24 provided herein, and consistent with the requirements for ADUs and JADUs per Government Code sections 66314 et seq. and 66333 et seq., respectively.]

Section 3

ARTICLE 5: DEVELOPMENT STANDARDS/CONDITIONS – USES

Article 5, Section 8175-2 – Schedule of Specific Development Standards by Zone of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8175-2 – Schedule of Specific Development Standards by Zone

The following table indicates the *lot area*, *lot width*, *setback*, *height*, and *building* coverage standards that apply to individual *lots* in the zones specified. See Articles 6 and 7 for other general standards and exceptions.

Zone	Minimum Lot Area (a)	Maximum Percentage of Building Coverage	Minimum Lot Width	Required Minimum Setbacks (b)				Maximum Height (b)				
				Front	Side		Rear	Principal Structure	Exceptions (Principal Structure)	Accessory Structure		
					Interior & Corner Lots, Except Reverse Corner	Reverse Corner Lots: Street Side						
COS	10 Acres (c)	See Sec. 8175-2.1	40'	20'	10'	20'	15'	25'	Height May Be Increased to 35' if Each Side Setback is at Least 15'	Same as Principal Structure		
CA	40 Acres (c)				5'	10'				15'	25'	Height May Be Increased to 30' for A-frame Structures
CR	One Acre											
CRE	20,000 Sq. Ft.											
CR1	7000 Sq. Ft.		20' (d)	5'	10'	14' (f)	28', Measured to the Highest Point of the Finished Roof (i)					
CR2	7000 Sq. Ft.											
RB	3,000 Sq. Ft. (e)		25'	10'	3'	5'	6' (f)	28', Measured to the Highest Point of the Finished Roof (i)				
RBH	(g)			20' (h)	3' (g)							
CRPD	As Specified by Permit	See Sec. 8175-2.1	As Specified by Permit	See Sec. 8177-1.3				25'	N/A			
CC	20,000 Sq. Ft.			(j)	(k)		(l)	35'				
CM	10 Acres			40'	(m)					(n)		

- (a) See Sections 8175-4.10 through 8175-4.12 for exceptions.
- (b) See Sections 8175-4 and 8175-5 for exceptions.
- (c) For all proposed *land divisions* in the COS and CA zones, the parent *parcel* shall be subject to the following *slope/density formula* for determining minimum *lot area*.

$$S = \frac{(100)(I)(L)}{A} \text{ Where:}$$

S = average slope (%)
 I = contour interval (feet)
 L = total length of all contour lines (feet)
 A = total area of the *lot* (square feet)

Once the *average slope* has been computed, the following table shall be used to determine a minimum *lot size* for all proposed *lots* (numbers should be rounded to the nearest tenth):

COS:	0% - 15% = 10 acres	CA:	0% - 35% = 40 acres
	15.1% - 20% = 20 acres		Over 35% = 100 acres
	20.1% - 25% = 30 acres		
	25.1% - 35% = 40 acres		

Exception (CA): Property with a land use designation of "*Agriculture*" in the Coastal Area Plan that is not *prime agricultural land* shall have a *lot area* not less than 200 acres, regardless of *slope*.

- (d) *Dwellings* constructed with carports or garages having a curved or "swing" driveway, with the entrances to the garages or carports facing the side property line, may have a minimum *front setback* distance of 15 feet.
- (e) Minimum 1500 sq. ft. of *lot area* per *dwelling unit*; maximum two *dwelling units* per *lot*.
- (f) If the *front setback* distance is 20 feet or more, the *rear setback* distance may be reduced to six feet.
- (g) 1,750 sq. ft. per *single-family dwelling*; 3,000 sq. ft. per *two-family dwelling*.
- (h) Where there is a two- or three-storied *structure*, such second or third stories may intrude not more than four feet into the required *front setback*. Eaves may extend a maximum of two feet beyond the outside walls of such second or third floor extension.
- (i) See also Section 8175-3.13.
- (j) Ten feet if the *lot abuts* a *residential zone* on the side; otherwise, as specified by permit.
- (k) Five feet on any side *abutting* a *residential zone*. Also, when the rear of a *corner lot abuts* a *residential zone*, the *side setback* distance from the street shall be at least five feet; otherwise, as specified by permit.
- (l) Ten feet if the rear of the *lot abuts* a *residential zone*; otherwise, as specified by permit.
- (m) From street: the greater of 15 feet or 15% of *lot width* or depth. Interior: the greater of five feet or 10% of *lot width* or depth. The *Planning Director* is authorized to modify or entirely waive the interior *setback* requirements in cases where such reductions are necessary for efficient utilization of property and will not adversely affect the public health, safety or welfare, and rail access is provided to the *lot*.
- (n) No *building* or *structure* located within 100 feet of any property in a *residential zone* shall exceed 60 feet in *height*; otherwise, as specified by permit.
- (o) Exception: Each *dwelling unit* of a *two-family dwelling* may have a zero *side setback* distance if constructed on a *lot* (other than a *through lot*) of at least 3,500 square feet in area created prior to February 26, 1987, if that *lot* is subdivided along a common side wall of the two *dwelling units*.
- (p) Exception: Each *dwelling unit* of a *two-family dwelling* may have a zero *rear setback* distance if constructed on a *through lot* of at least 4,000 square feet in area created prior to February 26, 1987, if that *lot* is subdivided along a common rear wall of the two *dwelling units*, and the *front setback* distance of each resulting *lot* is at least 20 feet.

[Staff Explanation: Proposed revision to required minimum setbacks for RBH zone within the table in Section 8175-2 – specifically for the side (interior and corner lots, except reverse corners) and rear, to accurately reference the footnote below the table. No policy change.]

Article 5, Section 8175-3.5 – Accessory Structures as Dwellings, within Section 8175-3 – General Requirements, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8175-3.5 - Accessory Structures as Dwellings

Only the following *accessory structures*, as authorized in this Chapter and with appropriate permits, may be used for human habitation:

- a. *Accessory dwelling unit*;
- b. Temporary ~~mobilehome or~~ recreational vehicle during construction;
- c. *Farm worker or animal caretaker dwelling*;
- d. *Caretaker dwelling*.

[Staff Explanation: Section 8175-3.5(b) was amended to remove reference to mobilehomes as temporary housing, consistent with the revisions to Section 8175-5.1(e), and the recently proposed amendments to the Non-Coastal Zoning Ordinance (NCZO Phase II Amendments, Case No. PL24-0023).]

Article 5, Section 8175-3.10 - Number of Dwellings Per Lot, within Section 8175-3 – General Requirements, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8175-3.10 – Number of Principal Dwellings Per Lot

- a. Not more than one principal *dwelling* shall be constructed on any *lot* zoned COS, CA, CR, CRE or CR1, unless otherwise required by state law. ~~An accessory dwelling unit may be permitted pursuant to Sec. 8175-5.1.1.~~
- b. Not more than two principal dwellings of any type shall be constructed on any *lot* zoned CR2, RB or RBH, unless otherwise required by state law.

[Staff Explanation: Proposed revisions to Section 8175-3.10 to clarify that this section only addresses principal dwelling units (i.e., single-family and two-family dwellings). ADUs and JADUs are accessory to principal dwelling units and covered by the new Section 8175-5.24 in accordance with state law.]

Article 5, Section 8175-5.1 – Standards Related to Dwellings, within Section 8175-5 – Standards and Conditions for Uses, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8175-5.1 – Standards Related to Dwellings

The following standards and conditions shall apply to all *dwellings* hereafter constructed, and to the indicated *accessory uses* and *structures*:

- a. Legal Lot Requirement - See Section 8171-4.4.
- b. Sewage Disposal - Sewage disposal shall be provided by means of a system approved by the Environmental Health Division and the Division of Building and Safety.
- c. Fire Protection - *Dwellings* shall meet all fire protection requirements of the Ventura County Fire Protection District, including all requirements for construction within the *High Fire Hazard Area* as set forth in the Ventura County Building Code.
- d. ~~Deleted. Mobilehomes Used as Dwelling Units~~ - ~~Mobilehomes may be used as single-family dwellings if the mobilehome was constructed on or after June 15, 1976. Mobilehomes used as accessory dwelling units are also subject to this date limitation, but mobilehomes used as caretaker, farm worker, or animal caretaker dwellings are not.~~
 1. ~~Foundation System~~ - ~~Mobilehomes that are used as single-family residences, accessory dwelling unit, or caretaker, farm worker, or animal caretaker dwellings shall be installed on a foundation system in compliance with Section 1333 of Title 25 of the California Administrative Code. Mobilehomes renewed under a Continuation Permit shall be in compliance with the applicable provisions of Article 7 (commencing with Section 1320) of Chapter 2 of Division 1 of Title 25 of the California Administrative Code.~~
 2. ~~Exterior Siding~~ - ~~Exterior siding of a mobilehome used as a single-family dwelling shall extend to the ground level, or to the top of the deck or structural platform where the dwelling is supported on an exposed pile foundation complying with the requirements of the Uniform Building Code, or to the top of a perimeter foundation. For mobilehomes used as caretaker, farm worker, or animal caretaker dwellings, mobilehome skirting shall completely enclose the mobilehome, including the tongue, with a color and material compatible with the mobilehome.~~
- e. ~~Mobilehome or Recreational Vehicle as Temporary Dwelling During Construction~~ - ~~A mobilehome or recreational vehicle may be used by the owner(s) of a lot as a temporary dwelling unit for 12 months during construction of a residence for which a building permit is in full force and effect on the same site. The Planning Director may grant one additional 12-month period and a time extension if substantial progress toward construction of the principal residence is being made. Said mobilehome or recreational vehicle shall be connected to the permanent water supply and sewage disposal system approved by the Ventura County Environmental Health Division for the structure under construction. Within 45 days~~

after a clearance for occupancy is issued by the Ventura County Division of Building and Safety, any such *recreational vehicle* shall be disconnected from such systems and cease being used as a *dwelling*, ~~and any such mobilehome shall be removed from the site.~~ A temporary ~~mobilehome or~~ *recreational vehicle* may be accessory to construction on *adjacent lots* under the same ownership as the *lot* on which the ~~mobilehome or~~ *recreational vehicle* is installed.

f. *Home Occupations* – On property containing a *dwelling*, no commercial activity shall be construed as a valid *accessory use* to the *dwelling* unless the activity falls within the definition and regulations of a *home occupation*. Home occupations are permitted in accordance with the following standards:

1. No merchandise, produce or other materials or equipment may be displayed for advertising purposes. Advertising in a telephone book, newspaper, etc., or on a vehicle, shall not divulge the *dwelling's* location.
2. The *use* shall be carried on only by residents of the *dwelling*.
3. No signs naming or advertising the *home occupation* are permitted on or off the premises.
4. The *use* shall not generate additional pedestrian or vehicular traffic beyond that considered normal to the neighborhood. Deliveries to the *dwelling* shall not be excessive and shall not disrupt traffic patterns in the vicinity.
5. *Home occupations* shall not occupy space required for other purposes (offstreet parking, interior *setbacks*, etc.).
6. For each *dwelling unit*, there shall be no more than one *commercial vehicle* parked on the property related to the *home occupation*. For the purpose of this section, a vehicle with external lettering or other script pertaining to the *home occupation* is considered to be a *commercial vehicle*. The parking space shall comply with Section 8176-3.4 Accessory Parking and Storage of Oversized Vehicles.
7. The existence of a *home occupation* shall not be evident beyond the boundaries of the property on which it is conducted. There shall be no internal or external alterations not customarily found in residences.
8. The *use* of electrical or mechanical equipment that would create visible or audible interference in radio or television receivers is prohibited.

g. *Deleted*.

h. *Wet Bars*

~~1. Wet bars shall be separate from kitchens;~~

2. 1. No more than one *wet bar* is permitted per *dwelling unit*;

~~3. Wet bars shall contain no electrical outlets in excess of 110 volts;~~

~~4. Plumbing connected to the bar sink drain shall be no greater than 1 and 1/4 inches in diameter and shall not include plumbing stub-outs;~~

- ~~5. Wet bars located in the RB and RBH zones shall have no gas outlets or gas stub-outs, nor shall they have more than one bar sink fixture with one sink well.~~
2. Wet bars shall not contain the following: (i) cooking appliances or other food heating appliances; (ii) a garbage disposal; (iii) a dishwasher; (iv) electrical outlets in excess of 110 volts; (v) gas stub outlets; (vi) more than a single bar sink; or (vii) plumbing greater than 1 ¼ inches in diameter connected to the bar sink drain.
3. Wet bars may contain a mini-refrigerator, provided that its capacity does not exceed 4 cubic feet and it is located within the area of the wet bar counter.
4. Any portion of a wet bar that exceeds the limitations outlined above will be considered a kitchen and shall meet all the standards pertaining to kitchens pursuant to the definition in Article 2 of this Chapter.

[Staff Explanation: Proposed deletion of Section 8175-5.1(d) as they are legacy regulations supplanted by state law, including the California Building Code and new Section 8175-5.24 regarding ADUs and JADUs. Section 8175-5.1(e) is amended to remove mobilehomes as temporary housing during construction, as they are permanent housing structures. This revision aligns with the deletion in Section 8175-5.1(d) and is consistent with recently proposed amendments to the Non-Coastal Zoning Ordinance (NCZO Phase II Amendments, Case No. PL24-0023). Section 8175-5.1(h) is amended to clarify that a wet bar does not include cooking facilities, and is consistent with recently proposed amendments to the Non-Coastal Zoning Ordinance (NCZO Phase II Amendments, Case No. PL24-0023).]

Article 5, Section 8175-5.1.1 – Accessory Dwelling Units, within Section 8175-5.1 – Standards Related to Dwellings, of the Ventura County Ordinance Code is hereby repealed in its entirety:

~~Sec. 8175-5.1.1 – Accessory Dwelling Units~~

~~An accessory dwelling unit may be allowed on a lot that is zoned for single-family or multifamily use and proposes or contains an existing single-family dwelling and no other dwellings, other than an authorized farm worker or animal caretaker dwelling, subject to Sec. 8174-5. Accessory dwelling units shall comply with the policies and provisions of the LCP, including all provisions of this Section (Section 8175-5.1.1) and the underlying zoning district, as well as County Building Code and Fire Code requirements. If any provision of this Article or the underlying development standards conflict with California Government Code Section 65852.2, the latter shall govern. Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 of the Public Resources Code).~~

~~Sec. 8175-5.1.1.1 – Standards for an Accessory Dwelling Unit Created within the Existing Space of a Single-Family Dwelling or Attached Accessory Structure~~

- ~~a. Pursuant to Section 8174-6.2.2, an application for a Zoning Clearance for an accessory dwelling unit created entirely within the existing space of a permitted single-family dwelling or within the existing space of a permitted accessory structure that is attached to the single-family dwelling shall be categorically exempt from a Coastal Development Permit, with the exception of those developments listed in Section 8174-6.2.2(c), and shall be approved ministerially without respect to the standards in Section 8175-5.1.1.2 if it meets all of the following:~~
- ~~1. The lot is zoned as one of the following: Coastal Open Space (COS), Coastal Agricultural (CA), Coastal Rural (CR), Coastal Rural Exclusive (CRE), Coastal One-Family Residential (CR1), Coastal Two-Family Residential (CR2), Residential Beach (RB), Residential Beach Harbor (RBH) and Coastal Residential Planned Development (CRPD);~~
 - ~~2. The accessory dwelling unit has independent exterior access;~~
 - ~~3. The rear and side setbacks are deemed sufficient for fire safety as required by the Building Code; and~~
 - ~~4. The creation of the accessory dwelling unit does not involve the addition of floor area to the existing structure.~~

~~Accessory dwelling units that meet the provisions of Section 8175-5.1.1.1 (a) above shall comply with the following standards:~~

- ~~b. No parking requirements shall be imposed.~~
- ~~c. When a garage, carport or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, the replacement parking spaces for the principal dwelling unit may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.~~
- ~~d. No more than one accessory dwelling unit is allowed on each lot.~~

~~Sec. 8175-5.1.1.2 – Standards for All Other Accessory Dwelling Units~~

~~An application for an accessory dwelling unit that does not meet the provisions of Section 8175-5.1.1.1 shall require a Coastal Development Permit, without a public hearing, and comply with the following standards:~~

- ~~a. An accessory dwelling unit is allowed only on a lot that conforms to the minimum lot area standard for the zone in which it is located.~~
- ~~b. The gross floor area of an attached or detached accessory dwelling unit shall not exceed 700 square feet.~~
- ~~c. An existing principal dwelling unit that meets the development standards for an accessory dwelling unit and does not exceed the height limit for accessory structures in the zone, may be designated the accessory dwelling unit and a separate principal dwelling unit may be permitted on~~

~~the site. In such cases both the new principal dwelling unit and the accessory dwelling unit shall meet development standards for each use, including off-street parking requirements in Section 8176-3.7.~~

- ~~d. A setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.~~
- ~~e. When a garage, carport or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, the replacement parking spaces for the principal dwelling unit may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.~~
- ~~f. Parking requirements for accessory dwelling units listed in Section 8176-3.7 shall not apply if any of the following apply:~~
 - ~~1. The accessory dwelling unit is located within one-half mile of public transit; or~~
 - ~~2. The accessory dwelling unit is located within a historic district; or~~
 - ~~3. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or~~
 - ~~4. When there is a car share vehicle located within one block of the accessory dwelling unit; or~~
 - ~~5. The accessory dwelling unit is within the existing or proposed space of a permitted principal dwelling unit or within the existing space of a permitted attached accessory structure.~~
- ~~g. Parking for an accessory dwelling unit may be provided as tandem parking on a driveway. Additionally, the parking space for an accessory dwelling unit may encroach into a required front and/or interior side setback, provided that all of the following conditions are met:~~
 - ~~1. The long dimension of the space is parallel to the centerline of the nearest driveway on the lots; and~~
 - ~~2. On interior lots, a minimum three-foot side area adjacent to one side lot line remains unobstructed by vehicles.~~
- ~~h. Notwithstanding Section 8175-5.1.1.2 (g), above, parking for accessory dwelling units located within fire hazard areas, identified below, may not be located within setback areas or as tandem parking, unless the Ventura County Fire Protection District Fire Marshal or his/her designee determines that the proposed location of the accessory dwelling unit is within an area without known barriers to emergency service vehicle access:~~
 - ~~1. The North Coast Subarea shown in Coastal Area Plan, Figure 3-2; and~~

- ~~2. The South Coast Subarea shown in Coastal Area Plan, Figure 3-6 where the accessory dwelling unit is located within the Santa Monica Mountains Overlay (M) zone or the existing community of Solromar. The M Overlay zone map is accessible in the GIS Department of the Resource Management Agency.~~
- ~~i. An accessory dwelling unit will not be allowed in areas where adequate water supply, water quality and sewage disposal cannot be demonstrated.~~
- ~~j. No more than one accessory dwelling unit is allowed on each lot.~~
- ~~k. No other accessory structure shall be combined with a detached accessory dwelling unit, unless the combined total area of the accessory structure and accessory dwelling unit does not exceed 700 square feet. This provision does not apply to accessory dwelling units built above a garage.~~
- ~~l. Mobilehomes may be used as accessory dwelling units, in accordance with Section 8175-5.1(d).~~
- ~~m. Accessory dwelling units shall not be rented on a transient occupancy basis (rental terms of less than 30 consecutive days).~~
- ~~n. At the time of application, the owner of the property shall reside in the accessory dwelling unit or the primary dwelling unit. If the application is for construction of both the accessory dwelling unit and the primary dwelling unit, the owner shall agree to occupy either the accessory dwelling unit or the primary dwelling unit after construction.~~

[Staff Explanation: The new Section 8175-5.24 is proposed to replace the existing Section 8175-5.1.1. Where possible, regulations from Section 8175-5.1.1 were incorporated into the new Section 8175-5.24, including the exemption from a Coastal Development Permit for ADUs created within the existing space of a single-family dwelling or accessory structure attached to a single-family dwelling (8175-5.24.4(b)(1)(i)), parking exemptions (8175-5.24.6(d)(1)) allowing parking to be provided as tandem spaces or use a mechanical automobile parking lift (8175-5.24.6(d)(2)(ii)), and the prohibition on using ADUs as short-term rentals (i.e., rented for a term less than 30 consecutive calendar days)(8175-5.24.4(e)(2)). The balance of Section 8175-5.1.1 is no longer consistent with recent changes to state law, including regulations governing replacement parking, minimum lot area, ADU square footage limits, setbacks, and quantity of ADUs, and requiring the property owner to reside in the ADU or principal dwelling.]

Article 5, Subsection (a) of Section 8175-5.21.5.2 – Ineligible Dwellings and Structures, within Section 8175-5.21 – Temporary Rental of Dwellings, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8175-5.21.5.2 – Ineligible Dwellings and Structures

Except as provided in Section 8175-5.21.12, no permit for a homeshare or short-term rental shall be issued for any of the following *dwelling*s:

- a. A *dwelling* that was permitted as a second dwelling unit, ~~or~~ an accessory dwelling unit, or a junior accessory dwelling unit;

[Staff Explanation: Proposed revisions to Section 8175-5.21.5.2(a) to include JADUs, which were previously not mentioned.]

Article 5, Development Standards/Conditions – Uses, of the Ventura County Ordinance Code is hereby amended to add a new **Section 8175-5.24 – Accessory Dwelling Units and Junior Accessory Dwelling Units**, which shall read in its entirety as follows:

Sec. 8175-5.24 – Accessory Dwelling Units and Junior Accessory Dwelling Units

Sec. 8175-5.24.1 – Purpose

- a. The purpose of this Section 8175-5.24 is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Government Code section 66310 et seq., as may be amended. Pursuant to Government Code section 66314(c), an ADU permitted through this Section 8175-5.24 does not exceed the allowable density for the lot upon which the ADU is located; and an ADU is a residential use that shall be deemed consistent with the existing general plan and zoning designation for the lot.
- b. Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 of the Public Resources Code). If there is a conflict between the standards provided in this Section 8175-5.24 and standards in the LCP that protect coastal resources, the requirements which are most protective of coastal resources shall prevail.

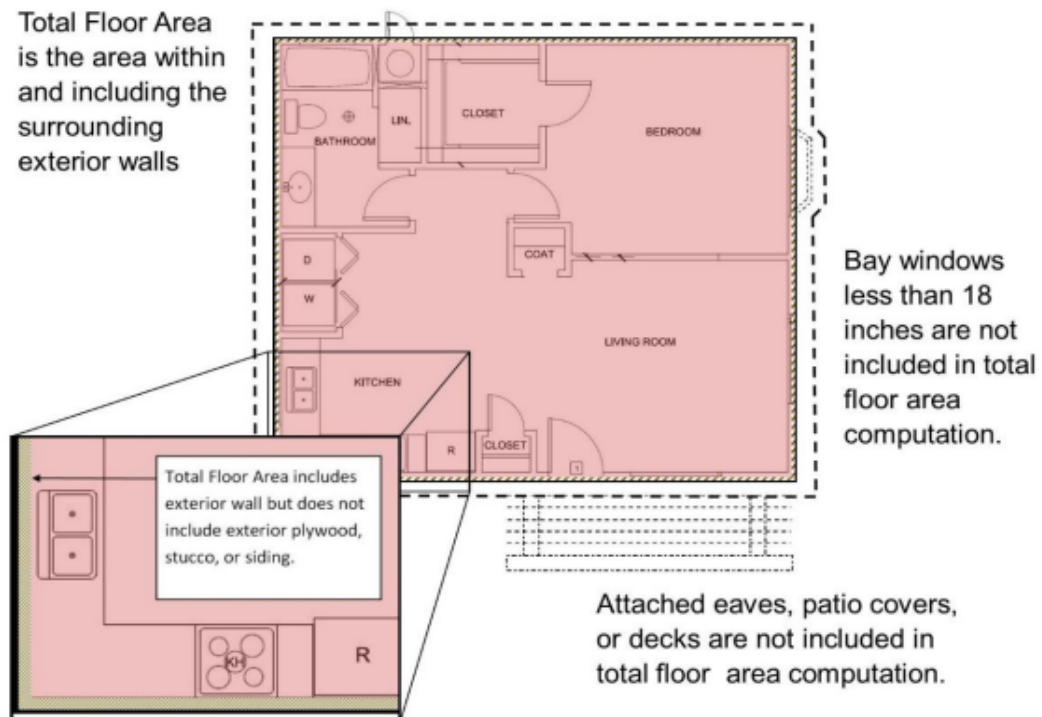
Sec. 8175-5.24.2 – Definitions

As used in this Section 8175-5.24, the following definitions shall apply:

- a. Accessory Structure – Shall have the same definition as set forth in Government Code section 66313, which states: “Accessory structure’ means a structure that is accessory and incidental to a dwelling located on the same lot.”
- b. Existing – Space, units, or structures that are legally permitted or legal nonconforming.
- c. Livable Space – Shall have the same definition as set forth in Government Code section 66313, which states: “Livable space’ means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.”

- d. Multifamily Dwelling – Means a structure with two or more attached dwellings on a single lot. Multiple detached single-family dwellings on the same lot are not considered multifamily dwellings for purposes of this Section 8175-5.24.
- e. Nonconforming Zoning Condition – Shall have the same definition as set forth in Government Code section 66313, which states: “Nonconforming zoning condition’ means a physical improvement on a property that does not conform to current zoning standards.”
- f. Passageway – Shall have the same definition as set forth in Government Code section 66313, which states: “Passageway’ means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.”
- g. Proposed Dwelling – Shall have the same definition as set forth in Government Code section 66313, which states: “Proposed dwelling’ means a dwelling that is the subject of a permit application and that meets the requirements for permitting.”
- h. Public Transit – Shall have the same definition as set forth in Government Code section 66313, which states: “Public transit’ means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.”
- i. Tandem Parking – Shall have the same definition as set forth in Government Code section 66313, which states: “Tandem parking” means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.”
- j. Total Floor Area – Shall have the same definition as “building area” as set forth in Title 24, Part 2, Chapter 2 of the California Building Code, which states: “The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.” However, the computation of total floor area for ADUs shall not include: a garage that is attached to, or below the ADU when there is no internal access from the garage to the ADU; or an unenclosed area or feature such as any eave or architectural feature, attached covered patio or deck, an open deck constructed at or below the level of the first floor, a balcony or the space below a cantilevered balcony, the space below an open and unenclosed stairway, a covered carport, a bay window that does not extend to the floor or protrude more than 18 inches from the adjoining exterior wall, or similar, as illustrated in Figure 1 below.

Figure 1



Sec. 8175-5.24.3 – Types of Accessory Dwelling Units

An ADU may be created in the following forms:

- a. Detached: The ADU is separated from the primary residential structure.
- b. Attached: The ADU is attached to the primary residential structure. An attached ADU may include the conversion of existing partially enclosed spaces (such as a covered patio) to an ADU that is attached to the primary residential structure.
- c. Space within Primary Residential Structure: The ADU is created within the space (e.g., primary bedroom, attached garage, storage area, or similar use) of an existing or proposed primary residential structure.
- d. Space within an Existing Accessory Structure: The ADU is created within the space of an existing accessory structure that is located on the lot of the primary residence.

Sec. 8175-5.24.4 – ADU and JADU Application Processing and General Requirements

The following provisions identify the type of permit required for the approval of an ADU or JADU pursuant to this Section 8175-5.24 and other general requirements.

a. Coastal Development Permit

1. Required: An application for an ADU or JADU that does not qualify for an exemption under Section 8175-5.24.4(b)(1) requires a Coastal Development Permit in the form of a Planning Director approved Planned Development Permit, which shall be reviewed without a public hearing, pursuant to Section 8181-13.
2. Applicable Provisions: When an ADU or JADU requires a Coastal Development Permit, the ADU or JADU must comply with the standards in Section 8175-5.24.5, 8175-5.24.6, or 8175-5.24.7, as applicable.
3. Additional Requirements: When a Coastal Development Permit is required, the ADU or JADU must be sited and designed to avoid adverse impacts to coastal resources, including by conforming with all applicable LCP policies, including, but not limited to, those that govern wetlands, streams, environmentally sensitive habitat areas, public views, public access, and coastal bluffs.
4. Notwithstanding any other provision of this LCP, a Coastal Development Permit shall be required for a detached ADU proposed in any allowable zone.

b. Exemptions from Coastal Development Permit Requirement, and Ministerial Review

1. Exemptions:
 - i. Lots with an Existing Single-Family Dwelling: Pursuant to Section 8174-6.2.2, the following ADUs shall be categorically exempt from a Coastal Development Permit, with the exception of those developments listed in Section 8174-6.2.2(c):
 - A. An ADU or JADU entirely within the existing space of a permitted single-family dwelling.
 - B. An ADU entirely within the existing space of a permitted accessory structure that is attached to the single-family dwelling.
 - C. An ADU that is attached to an existing permitted single-family dwelling.
 - ii. Lots with an Existing Multifamily Dwelling: Pursuant to Section 8174-6.2.3, the following ADUs shall be exempt from a Coastal Development Permit, with the exception of those developments listed in Section 8174-6.2.3(c):
 - A. An ADU entirely within the existing space of a permitted multifamily dwelling.
 - B. An ADU entirely within the existing space of a permitted accessory structure that is attached to the multifamily dwelling.
 - C. An ADU that is attached to an existing permitted multifamily dwelling.

- iii. The exemptions provided in subsections (i) and (ii) above do not apply to detached ADUs in any zone.
2. Ministerial Review: ADU and JADU applications that are exempt from a Coastal Development Permit under Section 8175-5.24.4(b)(1) and meet the requirements of this Section 8175-5.24 shall be reviewed and approved with a ministerial Zoning Clearance and building permit. Such applications shall be considered and approved ministerially without discretionary review or a hearing.
- c. **When Demolition Permit Required:** A demolition permit for a detached garage that is to be replaced with an ADU shall be reviewed with the application for the ADU and issued at the same time.
- d. **Nonconforming Zoning Violations:** Correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of an ADU or JADU shall not be a condition to approval of an ADU or JADU application.
- e. **Rentals, Owner Occupancy, and Transfers:**
1. Rentals: An ADU and JADU may each be rented separately from the primary residence.
2. Rental Term: All ADUs and JADUs, and any portion thereof, that are rented shall be rented for terms that are longer than 30 consecutive days.
3. Owner Occupancy:
- i. Lot with ADU: For a lot with an ADU, the owner of the lot does not have to occupy the primary residence or ADU. However, if a single-family dwelling has an ADU and a JADU, then the owner must occupy either the JADU or the remaining portion of the single-family dwelling in accordance with Section 8175-5.24.4(e)(3)(ii).
- ii. Lot with JADU: The owner of the lot must reside in the single-family dwelling in which the JADU will be permitted. Upon completion of construction of the JADU, the owner must occupy either the remaining portion of the single-family dwelling or the JADU. For purposes of this Section 8175-5.24.4(e)(3)(ii), 'owner' includes a beneficial owner when the property is owned by a trust or legal entity. Owner-occupancy, however, is not required if the owner is a governmental agency, land trust, or housing organization.
4. Sales and Transfers: Except as provided in Government Code section 66341, an ADU shall not be sold or otherwise conveyed separately from the primary residence. JADUs shall not be sold or transferred separately from the single-family dwelling.

f. Deed Restriction:

1. For ADUs: No deed restriction is required for an ADU approved under this Section 8175-5.24.
2. For JADUs: Upon approval of a JADU, a deed restriction running with the land in a form provided by the County must be recorded with the County Recorder at the property owner's expense. The deed restriction must include the following:
 - i. Rentals of the JADU must be for a term that is longer than 30 consecutive days;
 - ii. A prohibition on the sale of the JADU separate from the sale of the single-family dwelling, including a statement that the deed restriction may be enforced against future purchasers;
 - iii. A restriction on the size and attributes of the JADU that conforms with Section 8175-5.24.7 and Government Code section 66333 et seq.; and
 - iv. Owner occupancy requirements for the JADU in accordance with Section 8175-5.24.4(e)(3)(ii).

Sec. 8175-5.24.5 – ADUs and JADUs Allowed by Government Code Section 66323

- a. This Section 8175-5.24.5 provides standards for certain ADUs and JADUs that may be permitted in accordance with Government Code section 66323. An ADU and/or JADU that complies with the applicable Building Code and Fire Code requirements and the standards set forth in Sections 8175-5.24.5(b), (c), (d) or (e) shall be permitted with a Coastal Development Permit, or a ministerial Zoning Clearance and building permit, as determined by subsections (a) and (b) of Section 8175-5.24.4.
- b. **Within Space of Single-Family Dwellings and Accessory Structures:** One ADU within the space of a single-family dwelling or accessory structure pursuant to this Section 8175-5.24.5(b) is allowed per lot if all the following standards are met:
 1. The subject lot is zoned CR, CRE, CR1, CR2, RB, RBH, or CRPD.
 2. Location of ADU and/or JADU:
 - i. The ADU or JADU is created within a portion of the existing or proposed space of a single-family dwelling and has exterior access from the proposed or existing single-family dwelling; or
 - ii. The ADU is created within the existing space of an accessory structure, such as the conversion of garages and other accessory structures, either attached or detached from the principal dwelling. An existing accessory structure may include an expansion of not more than 150 square feet beyond its same physical dimensions, but such expansion shall be limited to accommodating ingress and egress to the ADU.

3. The *side* and *rear setbacks* comply with applicable Building and Fire Code requirements, even if the existing *side* and *rear setbacks* are legal nonconforming.
4. The ADU pursuant to this Section 8175-5.24.5(b) may be combined with:
 - i. One ADU that meets the standards of either Section 8175-5.24.5(c) or Section 8175-5.24.6; and
 - ii. One JADU complying with the requirements of Government Code section 66333 et seq. and Section 8175-5.24.7.
- c. **New Detached ADU with an Existing or Proposed Single-Family Dwelling:** One detached new construction ADU pursuant to this Section 8175-5.24.5(c) is allowed on a lot with a proposed or existing *single-family dwelling* if all the following standards are met:
 1. The subject lot is zoned CR, CRE, CR1, CR2, RB, RBH, or CRPD.
 2. The ADU's *side* and *rear setbacks* are at least four feet.
 3. The ADU does not exceed 850 square feet.
 4. The ADU's maximum *building height* above *grade* complies with the *height* limitations identified in Section 8175-5.24.6(e).
 5. The ADU pursuant to this Section 8175-5.24.5(c) may be combined with:
 - i. One ADU that meets the standards of either Section 8175-5.24.5(b) or the standards for an attached ADU pursuant to Section 8175-5.24.6; and
 - ii. One JADU complying with the requirements of Government Code section 66333 et seq. and Section 8175-5.24.7.
- d. **ADUs in Existing Multifamily Dwelling Structures:** ADUs within portions of existing multifamily *dwelling structures* are allowed pursuant to this Section 8175-5.24.5(d), and may be combined with detached ADUs pursuant to Section 8175-5.24.5(e), if all of the following standards are met, even if the multifamily *dwelling* is legal nonconforming:
 1. The subject lot is zoned CR, CRE, CR1, CR2, RB, RBH, or CRPD.
 2. Location of ADU:
 - i. The ADUs are created within portions of the existing multifamily *dwelling structures* that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. If there is no existing non-livable space within a multifamily *dwelling structure*, an ADU cannot be created pursuant to this Section 8175-5.24.5(d).
 - ii. The non-livable space used to create an ADU pursuant to this Section 8175-5.24.5(d) on a lot with mixed-uses shall be limited to the residential areas, and shall not include the areas used for commercial or other non-residential activities. Parking and storage areas for nonresidential uses

shall also be excluded from potential ADU development pursuant to this Section 8175-5.24.5(d).

3. The maximum number of ADUs that may be created pursuant to this Section 8175-5.24.5(d) shall be at least one or the number of ADUs equal to up to 25 percent of the existing multifamily dwelling units, whichever is greater.
- e. **Detached ADUs with Existing or Proposed Multifamily Dwelling:** Pursuant to this Section 8175-5.24.5(e), up to two detached ADUs are allowed on a lot with a proposed multifamily dwelling, or up to eight detached ADUs are allowed on a lot with an existing multifamily dwelling, and may be combined with ADUs created within multifamily dwellings pursuant to Section 8175-5.24.5(d), if all of the following standards are met, even if the multifamily dwelling is legal nonconforming:
 1. The subject lot is zoned CR, CRE, CR1, CR2, RB, RBH, or CRPD.
 2. The ADUs maximum height above grade complies with the height limitations identified in Section 8175-5.24.6(e).
 3. The ADU's side and rear setbacks are at least four feet.
 4. Detached ADUs may be attached to each other, but must be detached from the existing or proposed multifamily dwelling.
 5. If the lot has an existing multifamily dwelling, the quantity of detached ADUs does not exceed the number of principal dwelling units on the lot.
- f. **Not Subject to Development Standards in Section 8175-5.24.6:** ADUs that meet the requirements of Section 8175-5.24.5(b), (c), (d) or (e) are not subject to the development standards of Section 8175-5.24.6, including size, setback, parking, and building lot coverage requirements.

Sec. 8175-5.24.6 – Development Standards for ADUs Not Authorized under Section 8175-5.24.5

- a. This Section 8175-5.24.6 provides standards for certain ADUs in accordance with Government Code section 66314 et seq. that do not meet the provisions of Section 8175-5.24.5. An ADU that complies with the applicable Building Code and Fire Code requirements, and the standards set forth in this Section 8175-5.24.6, and other applicable zoning standards of the underlying zone shall be permitted with a Coastal Development Permit or a ministerial Zoning Clearance and building permit, as determined by subsections (a) and (b) of Section 8175-5.24.4.
- b. **Property Requirements:**
 1. The subject lot is zoned COS, CA, CR, CRE, CR1, CR2, RB, RBH, or CRPD.
 2. The lot has a proposed or existing single-family or multifamily dwelling.

c. Maximum Number of ADUs and JADUs per Lot:

1. Each lot may have one ADU pursuant to this Section 8175-5.24.6, which may be combined with:
 - i. One ADU that meets the standards of either Section 8175-5.24.5(b) or Section 8175-5.24.5(c); and
 - ii. One JADU that meets the requirements of Government Code section 66333 et seq. and Section 8175-5.24.7.
2. Lots zoned COS or CA are only allowed a maximum of one ADU pursuant to this Section 8175-5.24.6.

d. Parking Standards.

1. No Parking Requirements: No parking standards apply for an ADU in any of the following instances:
 - i. Where the ADU is located within one-half mile walking distance of public transit.
 - ii. Where the ADU is located within an architecturally and historically significant historic district.
 - iii. Where the ADU is part of the proposed or existing primary residence or an accessory structure.
 - iv. When on-street parking permits are required but not offered to the occupant of the ADU.
 - v. When there is a car share vehicle, as defined by section 22507.1(d) of the Vehicle Code, located within one block of the ADU.
 - vi. When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any of the criteria listed above in this Section 8175-5.24.6(d)(1).
2. Required Off-Street Parking: Except as provided in Section 8175-5.24.6(d)(1), the following off-street parking standards shall apply:
 - i. Number of Spaces: One covered or uncovered off-street parking space is required per ADU or per bedroom, whichever is less.
 - ii. Location of Spaces: Off-street parking may be provided as tandem parking on a driveway or by the use of mechanical automobile parking lifts. Additionally, the parking space for an ADU may encroach into a required front and/or interior side setback, provided that:
 - A. The long dimension of the space is parallel to the centerline of the nearest driveway on the lot; and
 - B. On interior lots, a minimum distance of 3 feet from the side lot line remains unobstructed by vehicles on at least one side of the lot.

3. No Off-Street Replacement Parking Required for Primary Residential Structure: When a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces do not need to be replaced for the principal dwelling. Additionally, no parking is required for a newly created ADU pursuant to Section 8175-5.24.6(d)(1)(iii) above.

e. Height:

1. The maximum allowed height for detached ADUs is as follows:
 - i. Maximum of 16 feet above grade on a lot with an existing or proposed single-family or multifamily dwelling; or
 - ii. Maximum of 18 feet above grade on a lot with an existing or proposed multifamily dwelling with multiple stories; or
 - iii. Maximum of 18 feet above grade if the lot has an existing or proposed single-family or multifamily dwelling, and is within one half-mile walking distance of a major transit stop or a high-quality transit corridor, as defined in Section 21155 of the Public Resources Code. An additional two feet in height is allowed to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the principal dwelling unit.
 - iv. Detached ADUs may exceed the allowable height limits set forth in subsections (i) through (iii) above if the ADU is set back at least 20 feet from all property lines, but the ADU shall not exceed the maximum allowable building height of the principal dwelling unit on the lot, pursuant to Article 5 of this Chapter.
 - v. Detached ADUs are limited to no more than two stories.
2. The maximum allowable height for an attached ADU is 25 feet above grade or the maximum allowed building height of the principal dwelling pursuant to Article 5 of this Chapter, whichever is lower.

f. Setbacks:

1. No additional setbacks are required if any of the following are converted to an ADU or portion of an ADU: (i) an existing living area; (ii) an existing accessory structure; or (iii) a new structure constructed in the same building footprint and to the same dimensions as an existing structure. The provisions of Article 12 of this Chapter shall not apply in these situations. For purposes of this section, living area, as defined by Government Code section 66313, means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
2. All other new attached and detached ADUs shall have four-foot setbacks from the rear and side lot lines.

- g. **Minimum Lot Size:** There is no minimum lot size requirement for an ADU or JADU.

h. ADU Size for Attached and Detached ADUs:

1. For lots that are 9,000 square feet or less, the maximum total floor area of an attached or detached ADU shall be 850 square feet if there is one bedroom or an efficiency unit; or 1,000 square feet if there is more than one bedroom; or
2. For lots that are larger than 9,000 square feet, but less than 10 acres, the maximum total floor area of an attached or detached ADU shall be 1,200 square feet; or
3. For lots that are 10 acres in size or larger, the maximum total floor area of an attached or detached ADU shall be 1,800 square feet.
4. Covered patios, decks, and garages below the ADU are not included in the total floor area computation but are counted toward the maximum allowable square footage allowed for “accessory uses and structures to dwellings” in Section 8174-5.

i. ADUs Within Space of Single-Family Dwellings in the COS or CA Zones:
One ADU per lot is allowed within a proposed or existing single-family dwelling in the COS or CA zones if the applicable standards of this Section 8175-5.24.6 and the following standards are met:

1. The ADU is created within a portion of the existing or proposed space of a single-family dwelling and has independent exterior access;
2. The ADU does not have internal access to the principal dwelling;
3. The ADU does not exceed the size maximums for ADUs set forth in Section 8175-5.24.6(h), as applicable; and
4. The side and rear setbacks comply with applicable Building and Fire Code requirements.

j. Accessory Structures:

1. No accessory structure shall be attached to a detached ADU unless the combined total floor area of the accessory structure and ADU does not exceed the allowable size of the ADU per Section 8175-5.24.6(h). This provision does not apply to ADUs built attached to, or above, a garage.
2. An ADU attached to an accessory structure shall not have internal access to the accessory structure.

k. Limited Exception to Development Standards:
Notwithstanding any other minimum or maximum size for an ADU, size that may be limited based upon a percentage of the proposed or existing principal dwelling, or limits on lot coverage, floor area ratio, open space, front setback, and minimum lot size, for either attached or detached ADUs, an ADU that is up to 850 square feet with four foot side and rear setbacks may be constructed in compliance with all other applicable development standards.

Sec. 8175-5.24.7 – JADU Requirements

A JADU must comply with the following requirements:

a. Number and Location:

1. The subject lot is within one of the following single-family residential zones: CR, CRE, CR1, CR2, RB, RBH, or CRPD.
2. One JADU is allowed per lot, including on lots with multiple detached single-family dwellings.
3. The JADU must be created within the walls of a proposed or existing single-family dwelling, including attached garages, which are considered within the walls of the existing single-family dwelling.
4. A JADU is not allowed in a multifamily dwelling.
5. A JADU is not allowed in an accessory structure.

b. Size: The JADU shall be no larger than 500 square feet in total floor area.

c. Kitchen: The JADU must contain an efficiency kitchen that includes:

1. A cooking facility with appliances; and
2. A food preparation counter and storage cabinets.

d. Entrance: The JADU shall have a separate entrance from the main entrance to the proposed or existing single-family dwelling. An interior entry into the single-family dwelling is not required unless the JADU shares sanitation facilities with the single-family dwelling.

e. Parking:

1. When a JADU is created by the conversion of an attached garage, replacement parking for the primary residential structure is not required to be provided.
2. No parking is required for a JADU.

f. Sanitation: A JADU must either include separate sanitation facilities or share sanitation facilities with the single-family dwelling.

[Staff Explanation: New Section 8175-5.24 et seq. to allow and regulate ADUs and JADUs in the Coastal Zone in accordance with state law (including, but not limited to, Gov. Code, §§ 66314, 66323, 66329, and 66333) and consistent with NCZO Section 8107-1.7. After the 9/18/25 Planning Commission hearing, additional revisions were made to clarify that: (a) the required permit approval type for ADUs and JADUs requiring a CDP is a Planning Director approved Planned Development Permit; and (b) ADUs that do not meet the requirements of Section 8175-5.24.5 must comply with the applicable development standards specific to the underlying zone (e.g., lot coverage, minimum front setbacks, etc.) in addition to meeting the standards in Section 8175-5.24.6 and Building and Fire Code requirements.]

Section 4

ARTICLE 6: PARKING AND LOADING REQUIREMENTS

Article 6, Section 8176-2.1 – Use of Parking Spaces of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8176-2.1 – Use of Parking Spaces

- a. Required covered and uncovered parking spaces shall be maintained in a condition that allows for the temporary parking and maneuvering of vehicles unless otherwise provided herein.
- b. Except for the creation of an *accessory dwelling unit* or *junior accessory dwelling unit*, pursuant to Section 8175-5.24 ~~8175-5.1.1~~, required parking spaces shall not be converted to other *uses* or used for the sale, lease, display, repair, or storage of trailers, boats, campers, mobile homes, waste containers, merchandise, or equipment.
- c. Required parking spaces at automobile repair shops, service stations, or similar land uses shall not be used for the storage of vehicles for repair or servicing.
- d. *Parking lots* that serve commercial or mixed use developments should be shared as authorized by this Article. Where *feasible*, such parking *lots* should accommodate public *coastal access parking*.
- e. Excess motor vehicle parking spaces may either remain as motor vehicle parking spaces or be converted to bicycle parking spaces, motorcycle parking spaces, landscaping, or other allowable uses.

[Staff Explanation: Proposed revisions to Section 8176-2.1 to include JADUs, which were not previously mentioned and are subject to the same requirements.]

Article 6, Section 8176-3.7 – Table of Parking Space Requirements by Land Use of the Ventura County Ordinance Code is hereby amended so that the Table of Parking Requirements by Land Use reads as follows with respect to the below-stated residential land uses:

Sec. 8176-3.7 – Table of Parking Requirements by Land Use

LAND USE	MOTOR VEHICLE SPACES REQUIRED + / - 10% OF THE TOTAL	BICYCLE SPACES REQUIRED
RESIDENTIAL		
<i>Accessory Dwelling Units</i>	1 covered/uncovered space (in addition to the spaces required for the principal dwelling unit). No additional parking is required for <i>accessory dwelling units</i> that meet the provisions of Sec. 8175-1.1.1.2(f) 8175-5.24.5 or Sec. 8175-5.24.6(d)(1).	
<i>Junior Accessory Dwelling Units</i>	No parking is required for a junior accessory dwelling unit.	
<i>Single-Family and Two-Family Dwellings¹</i>		
1-4 Bedrooms (per unit)	2 covered ² spaces	
5 Bedrooms (per unit)	3 spaces (2 shall be covered ²)	
6 or More Bedrooms (per unit)	4 spaces (2 shall be covered ²)	

~~¹ Replacement parking for the principal dwelling units, as a result of the garage being demolished or converted to an accessory dwelling unit, may be located in any configuration on the same lot as the accessory dwelling unit and as uncovered or tandem spaces, pursuant to Sections 8175-5.1.1.1(e) and 8175-5.1.1.2(e).~~

¹ Pursuant to Sec. 8175-5.24.6(d)(3), when a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an *accessory dwelling unit* or converted to an *accessory dwelling unit*, those off-street parking spaces do not need to be replaced.

² Except that on parcels larger than one acre located in CA, COS, and CRE zones, parking may be uncovered.

[Staff Explanation: Revisions to Section 8176-3.7 to align with the new Section 8175-5.24 and the ADU and JADU parking standards provided therein.]

Section 5

ARTICLE 11: ENTITLEMENTS – PROCESS AND PROCEDURES

Article 11, Subsection (a) of Section 8181-9.5 – Appeals to the Coastal Commission, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8181-9.5 – Appeals to the Coastal Commission

- a. For developments that are subject to the appeals jurisdiction of the Coastal Commission under Section 30603 of the Public Resources Code, appeal of an action on a Permit may be filed with the Coastal Commission. Prior to filing an appeal with the Coastal Commission, all local appeals on the County's action must have been exhausted, unless the exhaustion of local appeals is not required according to Section 13573 of Title 14 of the California Code of Regulations. Accessory dwelling unit, and junior accessory dwelling unit, and supportive housing applications subject to the appeals jurisdiction of the Coastal Commission shall be appealed directly to the Coastal Commission.

[Staff Explanation: Proposed revisions to Section 8181-9.5(a) to address JADUs, which were not previously mentioned, and which are subject to the same requirements. Revisions were made to this section after the 9/18/25 Planning Commission hearing to include supportive housing applications, which were included in the ordinance amendments certified by the California Coastal Commission on 10/8/25.]

Article 11, Section 8181-13 – Accessory Dwelling Unit Procedures Pursuant to Subdivision (j) of Section 65852.2 of the Government Code, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8181-13 – Accessory Dwelling Unit and Junior Accessory Dwelling Unit Procedures Pursuant to ~~Subdivision (j) of Section 65852.2 of the Government Code~~ Section 66329

Notwithstanding Any Other Provision of this Article:

- a. No public hearings shall be conducted on applications for *accessory dwelling units and junior accessory dwelling units* under Section 8175-5.24 ~~8175-5.1.1~~. After public notice, of the project shall be provided to the parties identified in Section 8181-6.2.1(a) at least 10 calendar days prior to the Planning Director's decision. Interested persons parties may submit written comments to the Planning Director by the deadline specified in the notice, which shall be prior to the Planning Director's decision.
- b. The *Planning Director* shall not defer decisions on applications for *accessory dwelling units and junior accessory dwelling units* pursuant to Section 8175-5.24 to the Planning Commission or the Board of Supervisors. The County shall provide

notice of the Planning Director's decision pursuant to Section 8181-7.3.

- c. Decisions of the *Planning Director* on applications for *accessory dwelling units* and *junior accessory dwelling units* are final County decisions ~~with no~~ not subject to administrative County appeals and shall, upon being rendered, be appealable to the Coastal Commission in accordance with Section 8181-9.5.

[Staff Explanation: Proposed revisions to Section 8181-13 to add JADUs, which were not previously mentioned and are subject to the same requirements. Revisions were made to this section after the 9/18/25 Planning Commission hearing to align CDP application procedures with the language for supportive housing applications, as certified by the California Coastal Commission on 10/8/25.]

Section 6

If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Ventura County Board of Supervisors hereby declares that it would have passed and adopted this ordinance, and each and all provisions hereof, irrespective of the fact that any one or more provisions may be deemed invalid or unconstitutional.

Section 7

This ordinance shall become effective and operative upon certification by the California Coastal Commission.

PASSED AND ADOPTED this ____ day of _____, 2025, by the following vote:

AYES: Supervisors _____

NOES: Supervisors _____

ABSENT: Supervisors _____

CHAIR, BOARD OF SUPERVISORS

ATTEST: DR. SEVET JOHNSON
Clerk of the Board of Supervisors
County of Ventura, State of California

By _____
Deputy Clerk of the Board

DRAFT