



## CITY OF CAMARILLO ACCESSORY DWELLING UNIT (ADU) REGULATIONS SUMMARY

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The following information summarizes the Accessory Dwelling Unit (ADU) regulations provided in the Camarillo Municipal Code Chapter 19.56. Please contact the Community Development Department for questions and additional information.

### DEFINITIONS

**Accessory Dwelling Unit (ADU)** means a residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence, that may be either a single-family or multi-family dwelling. An ADU must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single-family or multi-family dwelling is or will be situated on. ADUs are classified into five types:

**Attached ADU** shares at least one common wall with the primary dwelling and is not fully contained within the existing space of the primary dwelling (addition to existing home or garage conversion).

**Detached ADU** does not share a common wall with the primary dwelling (free-standing or attached to accessory structure).

**Internal ADU** is fully contained within the primary dwelling unit or an accessory structure and is larger than 500 square feet (room conversion).

**Junior ADU** is fully contained within the primary dwelling unit and is less than 500 square feet (room conversion). Homeowner must live in either the primary residence or Junior ADU.

**Two Story Attached ADU** is attached to the primary dwelling and is taller than 16 feet or is two-stories high (second story addition above existing home; two-story addition to existing home).

### REGULATIONS

**Zoning:** All five types of ADUs are permitted in all residential zones, including single-family, multi-family, and mixed-use zones.

**Permitting Process:** Zone Clearance is required for all ADUs.

- A Plan Review is required for attached ADUs over 16 feet in height.

**Number of ADUs per Lot:** Single-family lots may have one ADU; however, two ADUs are allowed with a junior ADU (room conversion less than 500 square feet) and a detached ADU combination. Multi-family lots may have two detached ADUs. In addition, multi-family dwellings may also have at least one internal ADU within portions that are not already used as livable space. The number of internal ADUs is limited to 25% of the existing number of multi-family units.

**Design Standards:** Design, colors, materials, and textures of ADUs must be compatible with the primary dwelling units.

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- **Maximum ADU Size:** ADUs with one bedroom or less can be up to 850 square feet. ADUs with two or more bedrooms can be up to 1,000 square feet on lots smaller than one acre. ADUs with two or more bedrooms can be up to 1,200 square feet on lots one acre or larger. Junior ADUs are limited to 500 square feet or less. Internal ADUs must be larger than 501 square feet. Detached ADUs are limited to 800 square feet when combined with a junior ADU.
- **Maximum Height:** Attached, internal, and junior ADUs have the same maximum height limit as the primary dwelling unit. Detached ADUs are limited to 16 feet. Plan review is required for attached ADU over 16 feet in height.
- **Minimum Setbacks:** ADUs are subject to the same front yard setbacks as the primary residence. Side and rear yard setbacks are four feet.
- **Lot Coverage:** ADUs must conform to the lot coverage standards for the underlying zone. However, lot coverage standards may not prohibit an ADU in the side or rear yards that does not exceed 800 square feet, a height of 16 feet, and meets the 4-foot side and rear yard setbacks.
- **Kitchen and Bathroom Facilities:** ADUs must include permanent cooking, sink, and bathroom facilities. Junior ADUs must include an efficiency kitchen which must include, at a minimum, a sink, refrigerator, counter, and cabinets. Junior ADUs may, but are not required to, include separate bathroom facilities from the primary dwelling unit.
- **Driveway Access:** ADUs must be served by the same driveway as the primary dwelling unit, unless the ADU has access from a public alley or is located on a corner lot for which secondary access is permitted.
- **Parking:** One on-site parking space is required per attached ADU, detached ADU, and existing non-habitable structure that is converted into an ADU. Garage conversion does not require replacement of enclosed parking for the residence. Required parking may be uncovered and may be tandem in a driveway. No parking is required for internal and junior ADUs. Parking is not required for ADUs located within 1/2 mile of Metrolink station.
- **Entrances:** Attached and internal ADUs must have a separate exterior entrance, which must be located on the side or rear of the primary dwelling unit whenever possible.
- **Conversion of Existing Structures:** A permitted structure may be converted to an ADU regardless of whether it conforms to the current zoning requirements. If converting garage, garage door must be removed and framed upon conversion.
- **Replacement of Existing Structures:** A permitted structure may be demolished and replaced with an ADU in the same location and to the same dimensions as the demolished structure.
- **Occupancy:** Property owner must live in either the primary dwelling unit or the junior ADU. Owner-occupancy is not required for the primary unit or attached, internal, and detached ADUs, if the ADU is approved between 1/1/2020 and 12/31/2024. Rental period must be longer than 32 consecutive days if an ADU is rented. Short-term rentals are prohibited.
- **Ownership:** ADUs cannot be sold separately from the primary dwelling units.
- **Addressing:** A new ½ address will be assigned to the ADUs through the building permit process.
- **School Fees:** School fees apply to ADUs larger than 750 square feet. Applicant must contact Public Works and Building and Safety departments for information on any other applicable development fees.

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