

## MEMORANDUM

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**DATE:** August 17, 2022

**TO:** Clerk of the County of Ventura Planning Commission and Planning Commissioners

**FROM:** Ruchita Kadakia, Manager, Housing and State Mandates  
Dave Ward, Planning Director

**SUBJECT:** Amendment to August 18, 2022, 8:30 AM Agenda Item #7B, Public Hearing to Consider County-Initiated Amendments to Articles 2, 5, 7, 8, 11 and 19 of the Ventura County Non-Coastal Zoning Ordinance to Amend Regulations for Accessory Dwelling Units and to Add Regulations for Junior Accessory Dwelling Units Consistent with Government Code Sections 65852.2 and 65852.22; and to Consider a Finding that the Project is Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.17 (PL20-0023)

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The following revisions to the Planning Commission Staff Report, and Exhibits 4 and 5 are submitted as an amendment to your Planning Commission packet for item No. 7B on the Planning Commission Agenda of August 18, 2022. These revisions are summarized below and will be explained in more detail during the staff presentation.

Note: Inclusions and deletions to the sections are indicated in **red text** with underline and ~~strikeouts~~ respectively.

**A. Planning Commission Staff Report, Page 6: Minor edit to section reference**

Page 6 of the Planning Commission Staff Report includes an incorrect reference on the top of the page. See revised text below:

The requirements of the New ADU Laws are primarily addressed in the following three subsections of Section 8107-1.7:

- **Section ~~8017-1.7.4~~ 8107-1.7.4** governs ADUs and JADUs that must be ministerially approved with a building permit pursuant to Government Code section 65852.2(e) ("Building Permit ADUs and JADUs");

County of Ventura Planning Commission Hearing PL20-0023 Exhibit 9 - Errata Memo and Attachments for PL20-0023
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## B. Proposed Amendments to Exhibits 4 and 5:

### 1. Sec. 8105-5 – Permitted Uses in Commercial and Industrial Zones

The table in Section 8105-5 was amended to add accessory dwelling units (ADU) as an allowed land use on parcels zoned Commercial Planned Development within a Community Business District overlay zone (CPD/CBD) pursuant to Section 8107-1.7. The ADU land use was added under the subheading of “Mixed-Use Development within the CBD Overlay zone per Section 8109-4.5.5,” as ADUs are allowed as an accessory use to the residential areas on a lot with mixed uses.

### Sec. 8105-5 - Permitted Uses in Commercial and Industrial Zones

	CO	C1	CPD	M1	M2	M3
MIXED USE DEVELOPMENT WITHIN THE CBD OVERLAY ZONE PER SECTION 8109-4.5.5 (37)			PD			
<u>Accessory Dwelling Unit (ADU) within the CBD overlay zone*</u>			Pursuant to Sec. 8107-1.7			

### 2. Sec. 8119-1 – Old Town Saticoy Development Code

The following sections of Article 19, Sec. 8119-1 of the Ventura County Ordinance Code were amended for consistency with state law and Sec. 8107-1.7. Staff explanations for the proposed amendments have been included below, and a legislative and clean version of the proposed amendments to Sec. 8119-1 are included as Attachments 1 and 2 with this errata memorandum which reflect these revisions.

#### **Sec. 8119-1.2: Permitted Uses in Old Town Saticoy, By Zone**

Section B] Accessory Uses and Structures of the table in Sec. 8119-1.2 is amended to include the acronym “(ADU)” for Accessory Dwelling Unit and to add “Junior Accessory Dwelling Unit (JADU)” as an allowed land use in the Residential (RES) zone pursuant to Sec. 8107-1.7.

#### **Sec. 8119-1.3: Zoning Standards:**

- **Sec. 8119-1.3.2: Residential/Mixed-Use (R/MU) zone**
  - Table 1.3.2(a) Building Placement Standards is amended to update the requirement pursuant to state law and Sec. 8107-1.7.4, that ADUs shall be allowed on R/MU lots that have an existing or proposed single family or multifamily dwelling.
  - Table 1.3.2(b) Building Profile Standards includes a new footnote to clarify that the maximum building height for ADUs is pursuant to Sec. 8107-1.7.

- Sec. 8119-1.3.3: Residential (RES) zone
  - Sec. 8119-1.3.3(a)(1) is amended to include applicable references to Sec. 8107-1.7 and its subsections, as necessary.
  - Table 1.3.3(a) Building Placement Standards: The current minimum setbacks in Table 1.3.3(a) for ADU/Accessory Buildings are more restrictive than what state law allows. A new footnote #3 has been added to the section of the table addressing setback requirements for Accessory Buildings to clarify that the minimum side and rear setbacks for ADUs shall be pursuant to Section 8107-1.7.
  - Table 1.3.3(b) Building Profile Standards: A new footnote #3 has been added to the section of the table addressing building height standards for Accessory Buildings to clarify that the maximum building height for ADUs shall be pursuant to Sec. 8107-1.7.
  - References to “ADU” within the images and tables for Sec. 8119-1.3.3 were removed (See Tables 1.3.3(a), 1.3.3(b), and 1.3.3(e)).

#### **Sec. 8119-1.4: Building Type Standards**

- Sec. 8119-1.4.1: Allowable Building Types by Zone
  - Amended footnote #1 in Table 1.4.1 to update references to where ADUs and JADUs will be allowed pursuant to Sec. 8107-1.7.
- Sec. 8119-1.4.8: Single-Family House and Duplex
  - The description related to habitable and non-habitable accessory structures was amended consistent with state law requirements to specify that ADUs are allowed on single family or multifamily lots; and applicable section references to Section 8107-1.7 were added for ADUs and JADUs.
- Sec. 8119-1.4.10: Accessory Dwellings (and other habitable structures)
  - The description in this section was updated to include a reference to JADUs, where necessary, replace “bathing facilities” with “sanitation facilities”, and add language to reflect that the number of allowable ADUs on the lot would be determined by the requirements of Sec. 8107-1.7.
  - Table 1.4.10 was amended to specify that certain requirements would not apply to ADUs. State law prohibits local agencies from imposing minimum lot size requirements for ADUs and establishes specific parameters for ADU requirements relating to unit size and height. The lot size, building size and massing requirements in sections 1 and 2 of Table 1.4.10 are no longer consistent with state law and would constrain the development of ADUs.

Footnote 3 was replaced with new language that states that the Lot Size and Building Size and Massing requirements in the table do not apply to ADUs and includes a reference to Section 8107-1.7. Accordingly, footnote 2 of the table was amended as well.

- Sec. 8119-1.4.11: Accessory Structure (non-habitable)
  - The note relating to ADUs located above or beside a garage was updated to reflect the applicable reference in Section 8107-1.7.

**Attachments:**

Attachment 1: Proposed Amendments to Section 8119-1: Old Town Saticoy Development Code (legislative version)

Attachment 2: Proposed Amendments to Section 8119-1: Old Town Saticoy Development Code (clean version)

**PERMITTED USES IN OLD TOWN SATICOY, BY ZONE**

	TC	R/MU	RES	IND
<b>WAREHOUSING AND STORAGE, INDOOR ONLY</b>				PD
Building Materials, Movers' Equipment, etc.				PD
Ministorage, with or without RV Storage *				CUP
Warehousing and Storage, with outdoor storage				CUP
<b>WASTE HANDLING, WASTE DISPOSAL AND RECYCLING FACILITIES *</b>				
Recyclables Collection Centers*				ZC
Reuse Salvage Facilities (Indoor only)				CUP
Temporary Collection Activities *	ZC	ZC	ZC	ZC
Waste Collection And Processing Activities To Mitigate An Emergency *	ZC	<i>Pursuant to Sec. 8107-36.3.12</i>		ZC
<b>WASTEWATER/SEWAGE TREATMENT FACILITIES</b>				
Individual Sewage Disposal Systems				
On-Site Wastewater Treatment Facilities				
<b>WATER PRODUCTION, STORAGE, TRANSMISSION, AND DISTRIBUTION FACILITIES</b>				
4 Or Fewer Domestic Service Connections (Privately Operated)	ZC	ZC	ZC	ZC
5 Or More Domestic Service Connections (Privately Operated)	PD	PD	PD	PD
Well Drilling For Use Only On Lot Of Well Location	E	E	E	E
<b>WHOLESALE TRADE</b>				CUP
<b>B] ACCESSORY USES AND STRUCTURES</b>				
<b>ACCESSORY USES AND STRUCTURES</b>	ZC	ZC	ZC	ZC
Keeping of Animals				
Pet animals <i>Per Sec. 8107-2.4</i>	E	E	E	
Security animals ( <i>See Sec. 8107-2.4.4</i> )	E			E
More Animals Than Permitted	CUP			CUP
Youth projects *			ZC-W	
Dwellings:				
Buildings For Human Habitation:				
<i>Live/Work Units</i>	PD			
For Caretaker (with or without pets)				CUP
For Superintendent Or Owner	CUP	PD		CUP
Accessory Dwelling Unit (ADU)* (AM. ORD. 4519 - 2/27/18)		<i>Pursuant to Sec. 8107-1.7</i>		
<i>Junior Accessory Dwelling Unit (JADU)*</i>			<i>Pursuant to Sec. 8107-1.7</i>	

E = Exempt

ZC = Zoning Clearance<sup>1</sup>ZC-W = Zoning Clearance with signed waivers<sup>1</sup>PD = Planned Development Permit<sup>1</sup>CUP = Conditional Use Permit<sup>1</sup>

Not allowed

Exempt

Approved by Planning Director or Designee

Approved by Planning Commission

Approved by Board of Supervisors

\* There are specific regulations for this use; see Article 7.

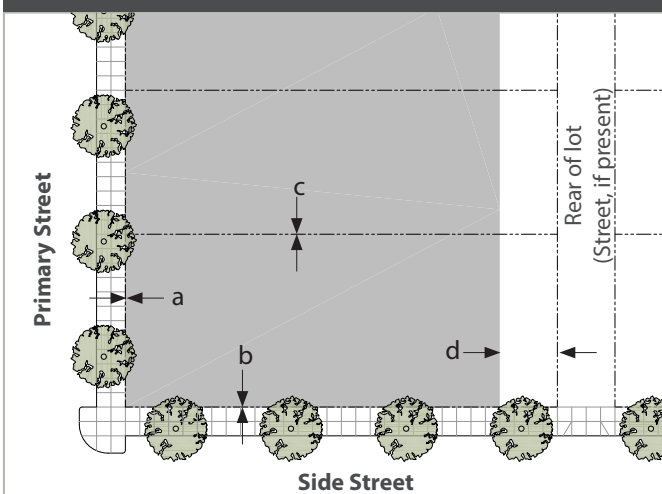
<sup>1</sup> Includes a review for conformance with the Old Town Saticoy Development Code.

## Sec. 8119-1.3.2 - Residential/Mixed Use (R/MU) Zone

### a. Building Placement

- Buildings shall be located within the building site per [Table 1.3.2\(a\)](#) below. Setbacks are measured as per Sec. 8106-4.
- See [Sec. 8119-1.4](#) (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
- Corner lots along L.A. Avenue shall include ground-floor commercial retail facing L.A. Avenue.
- See [Sec. 8119-1.8](#) for additional requirements.
- Outdoor uses (such as dining) must be located within the property line.

**TABLE 1.3.2(a) BUILDING PLACEMENT STANDARDS**



Buildable area (shaded gray)      Property Line (dashed line)

PRIMARY BUILDING		MIN.	MAX.
<b>a</b>	Primary Street Setback <sup>1</sup>	10 ft.	20 ft. <sup>2</sup>
<b>b</b>	Side Street Setback <sup>1</sup>	5 ft.	15 ft. <sup>2</sup>
<b>c</b>	Side Setback	5 ft.; 8 ft. for three story buildings	–
<b>d</b>	Rear Setback	10 ft.	–

#### ACCESSORY BUILDING

Pursuant to Sec. 8107-1.7, an accessory dwelling unit (ADU) shall be allowed on a lot zoned R/MU with an existing **or proposed** single-family **or multifamily** dwelling.<sup>3</sup> In all other instances, no detached habitable Accessory Buildings are allowed within the R/MU Zone. However, an attached habitable Accessory Dwelling for a Superintendent or Owner is allowed (See [Sec. 8119-1.4.10](#)).

[1] Primary or Side Street setbacks to be landscaped or paved as per [Sec. 8119-1.4.2\(e\)](#).

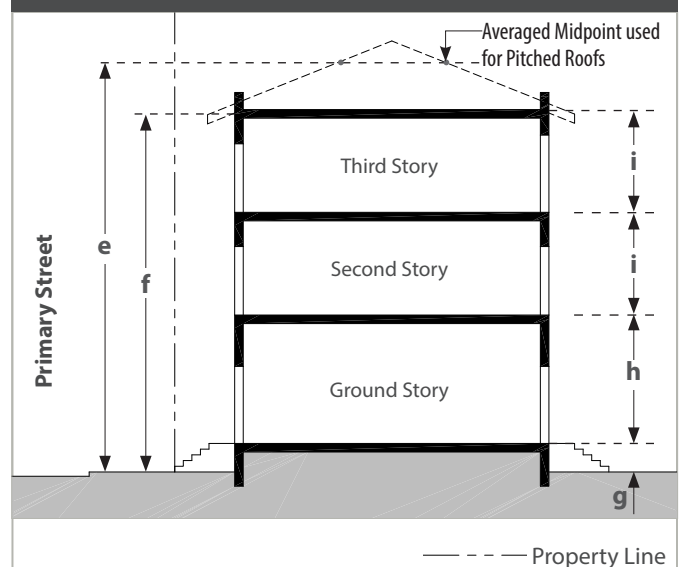
[2] Exceptions are available for outdoor uses (such as dining, landscaping, etc.)

[3] See [Sec. 8119-1.3.3\(a\) and \(b\)](#) for building placement and building profile standards for ADUs. (AM. ORD. 4519 - 2/27/18)

### b. Building Profile

- Building heights shall comply with the standards listed in [Table 1.3.2\(b\)](#), and are measured as per [Sec. 8119-1.8.2](#). Floor heights are measured floor to floor.
- The maximum height of buildings with flat roofs shall include parapets and roof decks.
- Chimneys and other architectural features may project beyond the maximum building height as allowed by the California Building Code and Sec. 8106-7.

**TABLE 1.3.2(b) BUILDING PROFILE STANDARDS**



PRIMARY BUILDING		MIN.	MAX.
<b>e</b>	Building height (stories)	1	3
	Building height (ft.) for pitched roofs	–	50
	Building height (ft.) for flat roofs	–	45
<b>f</b>	Building height (ft.) to top-of-plate	16	40
<b>g</b>	Ground floor level above sidewalk (ft.)		
	Nonresidential	0	2
	Residential	0	2
<b>h</b>	Ground story floor to floor height (ft.)		
	Nonresidential	12	30
	Residential	12	20
<b>i</b>	Upper story floor to floor height (ft.)	10	15

#### ACCESSORY BUILDING

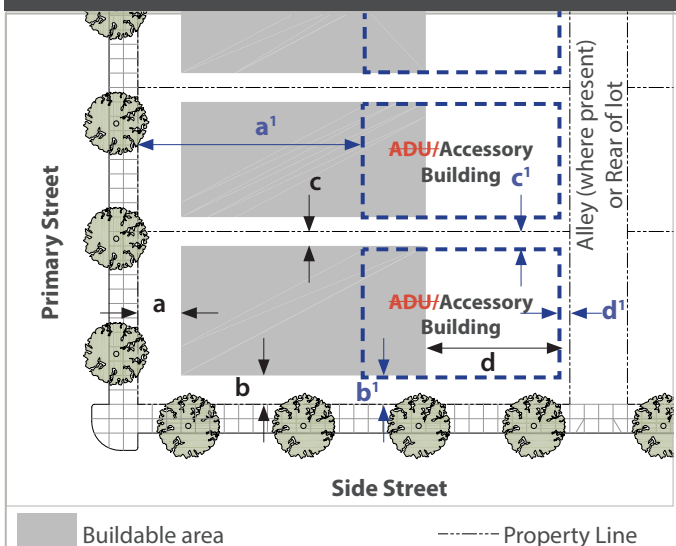
The height of the attached Accessory Buildings shall not exceed the height of the *Primary Building*. **For ADUs, however, the maximum building height shall be pursuant to Sec. 8107-1.7.**

### Sec. 8119-1.3.3 - Residential (RES) Zone

#### a. Building Placement (AM. ORD. 4519 - 2/27/18)

- Buildings, Accessory Dwelling units (ADU) pursuant to Sec. 8107-1.7.5, and other habitable/non-habitable accessory buildings shall be located within the building site per **Table 1.3.3(a)** below, except that setbacks for ADUs shall be consistent with Sec. 8107-1.7.5. Setbacks are measured as per Sec. 8106-4.
- See **Sec. 8119-1.4** (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
- See **Sec. 8119-1.8** for additional requirements.
- For all other applicable standards regarding ADUs, see Sec. 8107-1.7.

**TABLE 1.3.3(a) BUILDING PLACEMENT STANDARDS**



PRIMARY BUILDING		MIN.	MAX.
a	Primary Street Setback <sup>1</sup>	15 ft. or prevailing setback for block length	20 ft.
b	Side Street Setback <sup>1</sup>	10 ft.	–
c	Side Setback	5 ft.	–
d	Rear Setback	10 ft.	–
ADU/ACCESSORY BUILDING		MIN.	MAX.
a'	Primary Street Setback <sup>1</sup>	Locate on Rear 40% of lot	
b'	Side Street Setback <sup>1,3</sup>	10 ft.	–
c'	Side Setback <sup>2,3</sup>	5 ft.	–
d'	Rear Setback <sup>2,3</sup>	5 ft.	–

[1] Primary and Side Street setbacks shall be landscaped.

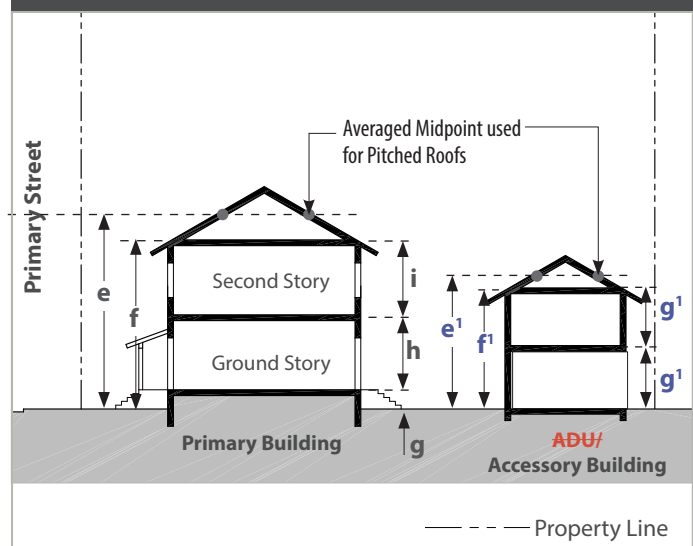
[2] An exception is allowed for non-habitable accessory buildings where the minimum side and rear setback can be 3 ft. (Per Sec. 8106-5.1).

[3] Minimum setbacks for ADUs shall be pursuant to Sec. 8107-1.7.

#### b. Building Profile (AM. ORD. 4519 - 2/27/18)

- Building heights shall comply with the standards listed in **Table 1.3.3(b)** below and are measured as per **Sec. 8119-1.8.2**. Floor heights are measured floor to floor.
- The maximum height of buildings with flat roofs shall include parapets and roof decks.
- Chimneys and other architectural features may project beyond the maximum building height as allowed by the California Building Code and Sec. 8106-7.

**TABLE 1.3.3(b) BUILDING PROFILE STANDARDS**



PRIMARY BUILDING		MIN.	MAX.
e	Building height (stories)	1	2
f	Height to top-of-plate (ft.)	–	35
g	Ground floor level above sidewalk (ft.)	0	3
h	Ground story height (ft.)	9	12
i	Upper story height (ft.)	9	12
ADU/ACCESSORY BUILDING		MIN.	MAX.
e'	Building height (stories)	1	2'
f'	Height to top-of-plate (ft.) <sup>2,3</sup>	–	25
g'	Floor height (ft.)	9	10

[1] Only allowed if it is: (a) a 2-story ADU, or (b) an ADU located over a non-habitable accessory building.

[2] Building height of ADU/Accessory Building shall not exceed the height of the Primary Building.

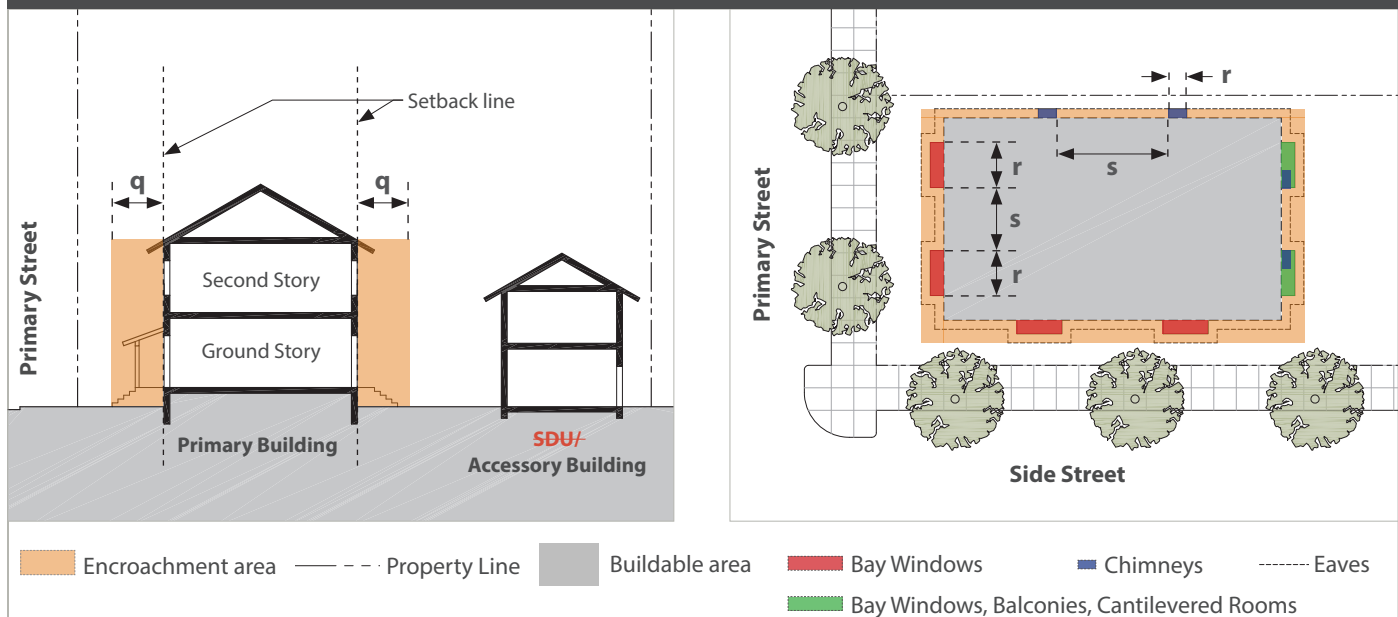
[3] Maximum building height for ADUs shall be pursuant to Sec. 8107-1.7.

### Sec. 8119-1.3.3 - Residential (RES) Zone (contd.)

#### e. Building Encroachments

1. Permitted *frontage* types per [Sec. 8119-1.5](#) (Frontage Type Standards) may encroach into setbacks as identified in [Table 1.3.3\(e\)](#) below.
2. Architectural elements, including bay windows, balconies (covered or uncovered), chimneys, eaves, and signage may encroach into setbacks as identified in [Table 1.3.3\(e\)](#) below. As part of the main building, cantilevered rooms are also allowed to encroach.
3. No encroachments shall be permitted within the public right-of-way.
4. Maximum dimensions of architectural elements, including bay windows, balconies (covered or uncovered), cantilevered rooms, chimneys, and eaves are indicated in [Table 1.3.3\(e\)](#) below. See [Sec. 8119-1.5](#) (Frontage Type Standards) for dimensions of allowed *frontage* types and [Sec. 8119-1.6](#) (Signage Standards) for dimensions of allowed signage types.
5. See following sections for allowances: Sec. 8106-5 for fire escapes and open unenclosed stairways (Sec. 8106-5.6); depressed ramps (Sec. 8106-5.8); uncovered, unenclosed landing and porches (Sec. 8106-5.9); and decks (Sec. 8106-5.10).

TABLE 1.3.3(e) BUILDING ENCROACHMENT STANDARDS



#### BUILDING ENCROACHMENT STANDARDS

ENCROACHMENT TYPE	MAXIMUM ENCROACHMENT (q)				MAX. LENGTH		MIN. DISTANCE BETWEEN ENCROACHMENTS (s)
	FRONT	SIDE STREET	SIDE YARD	REAR YARD	PER INDIVIDUAL ENCROACHMENT (r)	ALL ENCROACHMENTS COMBINED	
Bay Windows <sup>1</sup>	3 ft.	3 ft.	0 ft.	3 ft.	12 ft.	20 ft. or 45% of façade length, whichever is greater	8 ft.
Balconies <sup>2</sup>	3 ft.	3 ft.	0 ft.	3 ft.			
Cantilevered rooms <sup>2</sup>	0 ft.	0 ft.	0 ft.	2 ft.			
Chimneys	2 ft.	2 ft.	2 ft.	2 ft.	4 ft.	16 ft.	8 ft.
Eaves	2 ft. <sup>3</sup>	2 ft. <sup>3</sup>	2 ft.	2 ft. <sup>3</sup>	n/a	100% of façade length	n/a
Porch, Stoop	5 ft.	5 ft.	2 ft.	2 ft.	See <a href="#">Sec. 8119-1.5.4</a> and <a href="#">Sec. 8119-1.5.5</a>		

[1] Bay windows are allowed only on the ground floor.

[2] Balconies and cantilevered rooms are allowed only on second floor.

[3] Eaves may encroach up to 5 feet into front, rear and side street setback when extending from a bay window, covered balcony, or cantilevered room.



## Sec. 8119-1.4 - Building Type Standards

### Sec. 8119-1.4.1 - Allowable Building Types by Zone

A parcel may only be developed with a building type allowed by this Section. Allowable building types for each zone in Old Town Saticoy are shown in [Table 1.4.1](#) below. Section references in the table indicate the location for Building Type standards.

BUILDING TYPES	ZONE			
	TC	R/MU	RES	IND
Commercial/Mixed-Use Building	Sec. 8119-1.4.3	Sec. 8119-1.4.3		Sec. 8119-1.4.3
Courtyard Building	Sec. 8119-1.4.4	Sec. 8119-1.4.4		
Townhouse		Sec. 8119-1.4.5		
Small Apartment Building		Sec. 8119-1.4.6		
Triplex and Quadplex		Sec. 8119-1.4.7	Sec. 8119-1.4.7	
Single-Family House and Duplex		Sec. 8119-1.4.8 <sup>2</sup>	Sec. 8119-1.4.8	
Industrial Building				Sec. 8119-1.4.9
Accessory Dwellings (habitable) <sup>1</sup>	Sec. 8119-1.4.10	Sec. 8119-1.4.10	Sec. 8119-1.4.10	Sec. 8119-1.4.10
Accessory Structures (non-habitable)			Sec. 8119-1.4.11	

[1] There are **two several** types of accessory, habitable buildings:

- Accessory dwelling units, which are allowed in the R/MU and RES zones, and Junior Accessory Dwelling Units, which are allowed in the RES zone on single-family and multi-family zoned lots, pursuant to Sec. 8107-1.7 (AM. ORD. 4519 - 2/27/18), and
- Caretaker dwelling units and those for Superintendent/Owner, which are allowed in the TC, R/MU, and IND zones.

[2] Duplexes are allowed in the R/MU zone when only a 3/4" water meter is available.

### Sec. 8119-1.4.2 - Requirements for all Building Types

See [Sec. 8119-1.4.3 through Sec. 8119-1.4.11](#) for detailed Building Type standards.

#### a. Building Size, Massing and Materials

All *Principal* and *Secondary* uses shall be conducted within a completely enclosed building, unless the use is specifically identified as an outdoor use or is one which must be located outdoors in order to function.

- 1. Corner Lots:** When a building is located on a corner lot, the *Primary* and *Side Street* façades shall utilize the same materials and finishes.
- 2. Street-Facing Façades:** In order to ensure that building size and massing is consistent with the small-town character of Old Town Saticoy:
  - i. The length of *façade* shall be limited to the standards in [Tables 1.4.3. through 1.4.11](#).
  - ii. If the *façade* length exceeds 100 feet, the *façade* shall be visually broken up into multiple vertical segments (Also see [Sec. 8119-1.4.2\(a\)\(3\). Building Façades](#)).



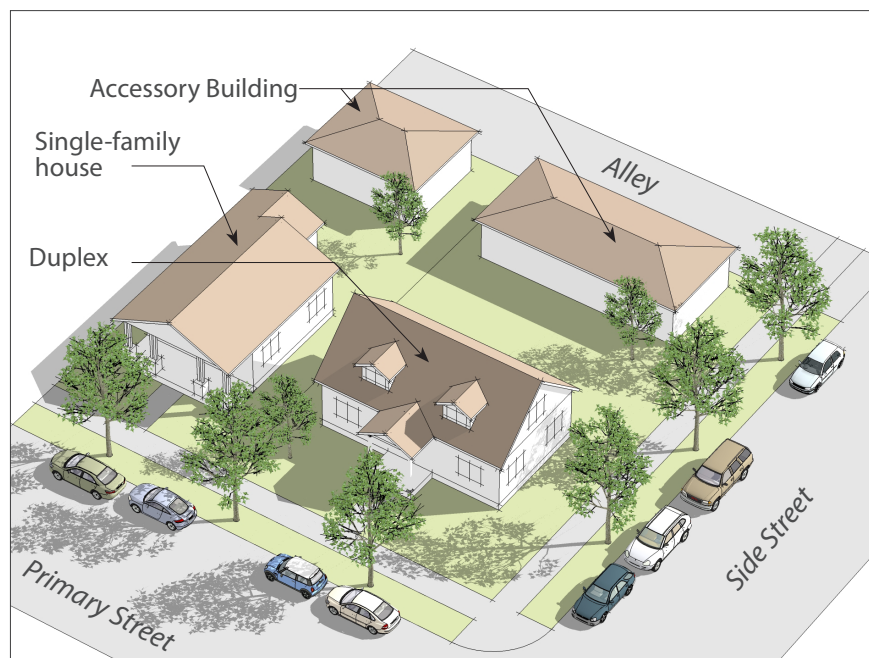
Example of a commercial building that breaks a long façade into multiple vertical segments.

## Sec. 8119-1.4.8 - Single-Family House and Duplex

Single-Family Houses and Duplexes are “house-form” buildings that are surrounded on all four sides by setbacks (front yard, side yards, rear yard). Single-Family Houses contain only one unit. Duplexes contain two dwelling units, which can be organized side-by-side or vertically (top/bottom units). On-site open space is provided by a rear yard. All Single-Family and Duplex Buildings shall meet the standards listed in [Table 1.4.8](#).

Habitable and non-habitable Accessory Structures such as accessory dwelling units, garages, and storage rooms may be located on a single-family lot [or a multifamily lot](#) per the requirements of [Tables 1.3.3\(a\) to 1.3.3\(e\)](#), and [Sec. 8107-1.7](#). For Building Type Standards for habitable and non-habitable Accessory structures, see [Sec. 8119-1.4.10](#) and [Sec. 8119-1.4.11](#)). [For additional Accessory Dwelling Unit and Junior Accessory Dwelling Unit requirements, see Sec. 8107-1.7.](#)

(AM. ORD. 4519 - 2/27/18)



*Single-Family House (left) and Duplex (right) Building Types with detached garages shown in back yard along alleyway.*



*Illustrative Photo of Single-Family House*



*Illustrative Photo of Single-Family or Duplex dwelling*



## Sec. 8119-1.4.10 - Accessory Dwellings (and other habitable structures)

(AM. ORD. 4507/4509 - 3/14/17 (expired 3/14/18);  
AM. ORD. 4519 - 2/27/18)

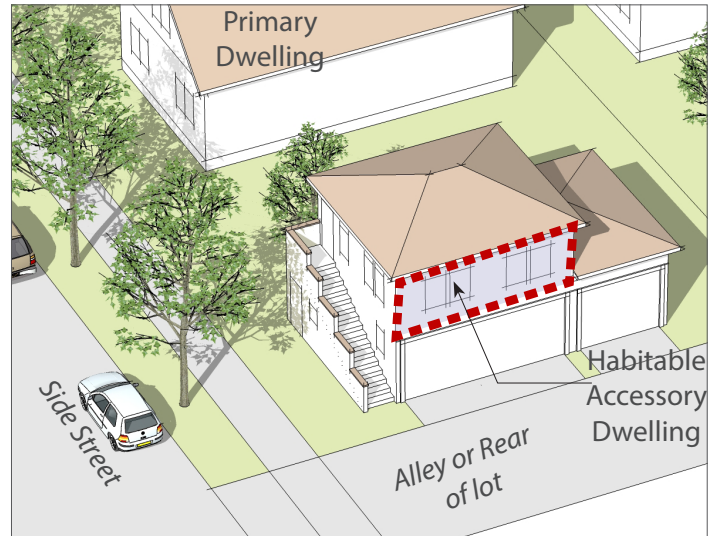
Accessory dwellings share the lot with a single-family dwelling (or other *principal use*), and shall be smaller than the *principal* dwelling and located at the rear of the lot (See [Table 1.3.3\(a\)](#)) in one of the following configurations:

### a. Accessory Dwellings:

These types of dwellings include, but are not limited to, Accessory Dwelling Units (ADUs) in the R/MU and RES zones, Junior Accessory Dwelling Units (JADUs) in the RES zone, and live/work units, Caretakers Dwelling units, or units for Superintendent or Owner (as permitted by [Sec. 8119-1.2](#)) in the TC, R/MU and IND zones. In general, these units include bathing sanitation facilities (i.e. toilet, and shower or bathtub) or a kitchen, or both, and can be attached to the *principal* dwelling or a garage, but cannot have internal access to the *principal* dwelling or garage. Apply Sec. 8107-1.7 for all other requirements related to ADUs and JADUs (with the exception of minimum lot requirement).

### b. Other habitable accessory structures:

An attached or detached habitable dwelling located above or beside a non-habitable accessory building (such as garage, or storage shed). Uses for these structures include, but are not limited to, artists studios, workshops and workout rooms. This type of structure shall not include bathing facilities or kitchens, and has no internal access to the *principal use*. Habitable accessory structures are not intended as dwelling units.



A habitable Accessory Dwelling Type configured as an accessory dwelling unit on top of a garage, detached from the primary building.

Multiple habitable accessory structures are allowed on one lot, ~~but can include only~~ the number of ADUs and JADUs as specified in Sec. 8107-1.7 one accessory dwelling unit. All structures shall comply with all pertaining zone standards (setbacks, lot coverage, etc). All Accessory Buildings shall meet the standards listed in [Table 1.4.10](#).



Illustrative Photo of a habitable Accessory Dwelling unit located over a garage (a two-story configuration).



Illustrative Photo of a habitable Accessory Dwelling located behind the principal dwelling (a one-story configuration).

**TABLE 1.4.10. ACCESSORY DWELLINGS (AND OTHER HABITABLE STRUCTURES)**

STANDARD	ZONE			
	TC	R/MU	RES	IND
1. LOT SIZE <sup>1</sup>				
A. Width	50 ft. min.			
B. Depth	100 ft. min.			
C. Min. Lot Size (SF)	As determined by the PD or CUP for the use on site		n/a 8,000-SF min. (for Accessory Dwelling Unit only)	As determined by the PD or CUP for the use on site
2. BUILDING SIZE AND MASSING <sup>1</sup>				
A. Height (max.)	1 story / 15 ft.	1 story / 15 ft.	2 stories / 25 ft. ; 1 story / 15 ft.	1 story / 15 ft.
B. Length along alley	30 ft. max.	n/a	30 ft. max.	n/a
C. Length along side yard	20 ft. max.			
D. Building and Unit size for Accessory Dwellings Units (SF) <sup>1,2</sup>	Caretakers, and Superintendent/Owners: 700 SF max. building footprint; Dwelling size: 400 SF min. to 700 SF max		n/a Accessory Dwelling Unit (ADU) <sup>3</sup> : 700-SF max. building footprint (for detached ADUs only); Dwelling size: 1,200-SF max;	Same as TC and R/MU
3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET				
A. Internal lots	Side yard connected to a Primary Street; or rear yard connected to an alley	Side yard connected to a Primary Street	Side yard connected to a Primary Street; or rear yard connected to an alley	Side yard connected to a Primary Street
B. Corner lots	From Side street, required			
4. PARKING ACCESS <sup>4</sup>				
A. Lot with alley	From alley	n/a	From alley	n/a
B. Corner lot without alley	Min. 12 ft. wide driveway connected to a Side Street			
C. Internal lot without alley	Min. 12 ft. wide driveway connected to a Primary Street, located as close to side yard property line as possible.			
5. PARKING TYPE				
A. Type	Surface lot, garage, carport, or open			
6. OPEN SPACE AND LANDSCAPE				
A. Side Street Setbacks	Landscaping required in Side Street setback			
B. Private Open Space	n/a		• Ground floor units: Rear/side yard; min. size: 80 SF. • Balcony (for 2nd story unit only): min. size: 40 SF with min. dimensions 5 ft. x 8 ft.	n/a
C. Common Open Space	10 ft. min. width along rear or side yard facing accessory structure			
7. FRONTAGE				
A. Ground Floor	No frontage type required (may include Stoop in RES zone - See <a href="#">Sec. 8119-1.5.4</a> ); Street- and alley-facing windows required.			
B. Upper Floors	Street- and alley-facing windows required			

[1] Refers to Gross Floor Area.

[2] Multiple accessory structures are allowed on one lot, but shall not exceed a cumulative gross floor area of 2,000 SF, except for ADUs allowed pursuant to Sec. 8107-1.7. This may include a combination of structures identified in [Sec. 8119-1.4.10\(b\)](#) and [Sec. 8119-1.4.11](#). See [Sec. 8107-1.7](#) for the maximum allowable number and unit size for ADUs and JADUs per lot. Only one Accessory Dwelling Unit can be accommodated per lot (see max. size of Accessory Dwellings in 2.D. in Table 1.4.10 above).

[3] These lot size, building size and massing requirements do not apply to ADUs. See Section 8107-1.7. Other than the specific provisions for ADUs listed in Sec. 8119-1.3.2, Sec. 8119-1.3.3 and Sec. 8119-1.4.10, all other standards regulating ADUs listed in Sec. 8107-1.7 shall apply. An Accessory Dwelling unit is allowed on a Residential parcel with a Single-Family home only if the lot size is 8,000 SF or more.

[4] Driveway standards may be adjusted as per requirements of the Ventura County Fire Prevention District.



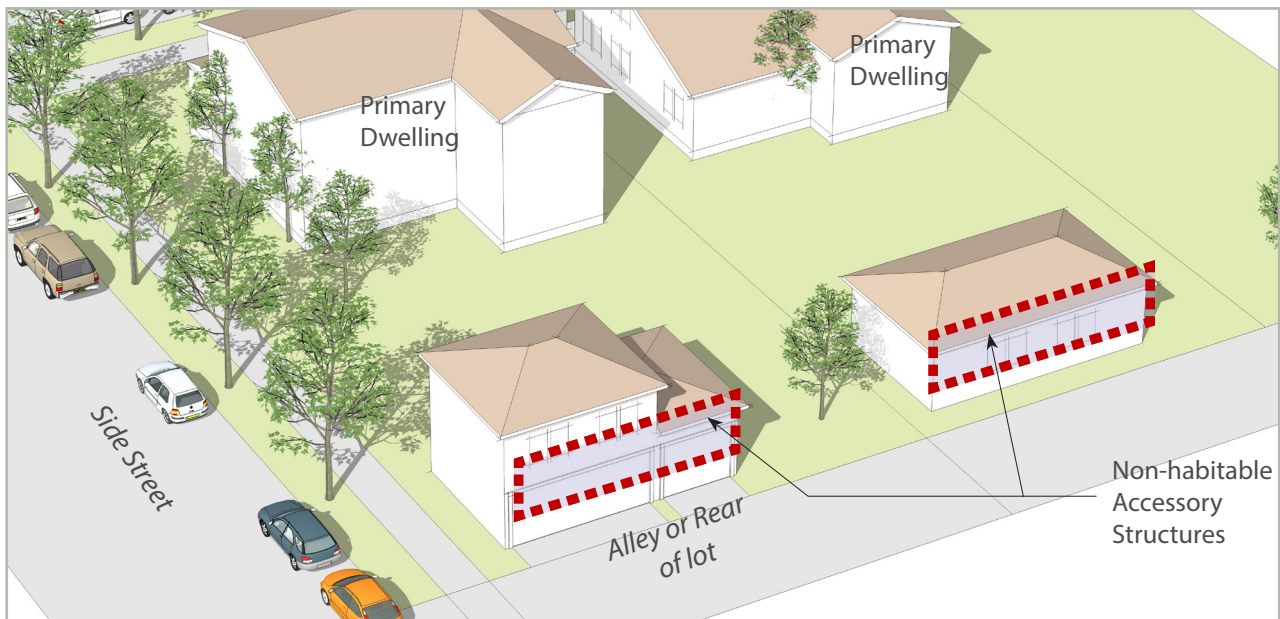
## Sec. 8119-1.4.11 - Accessory Structure (Non-habitable)

(AM. ORD. 4519 - 2/27/18)

Accessory Structures which are non-habitable include separate buildings that share a lot with a street-facing single-family house, duplex, triplex or quadplex. These Accessory Structures are one-story and include a detached garage, storage shed, or similar uses. Non-habitable accessory structures must be smaller than the principal dwelling and are located at the rear of the lot.

All non-habitable Accessory Structures shall meet the standards listed in [Table 1.4.11](#).

*Note: An accessory dwelling unit may be located above or beside a garage, as long as there is no internal access. (Refer to [Sec. 8107-1.7.5\(i\)](#) [Sec. 8107-1.7.2\(o\)](#))*



A non-habitable Accessory Building Type configured as the following:

(on left): as a garage, detached from the primary building, with a habitable accessory dwelling unit located on top; and (on right) as a single-story detached structure such as a garage, workshop, storage shed, etc.



*Illustrative Photo of a ground-floor non-habitable garage, configured with a habitable accessory unit above it with no internal access and detached from the principal dwelling.*



*Illustrative Photo of a one-story non-habitable Accessory Structure (storage shed) located behind the principal dwelling.*

## PERMITTED USES IN OLD TOWN SATICOY, BY ZONE

	TC	R/MU	RES	IND
<b>WAREHOUSING AND STORAGE, INDOOR ONLY</b>				PD
Building Materials, Movers' Equipment, etc.				PD
Ministorage, with or without RV Storage *				CUP
Warehousing and Storage, with outdoor storage				CUP
<b>WASTE HANDLING, WASTE DISPOSAL AND RECYCLING FACILITIES *</b>				
Recyclables Collection Centers*				ZC
Reuse Salvage Facilities (Indoor only)				CUP
Temporary Collection Activities *	ZC	ZC	ZC	ZC
Waste Collection And Processing Activities To Mitigate An Emergency *	ZC	<i>Pursuant to Sec. 8107-36.3.12</i>		ZC
<b>WASTEWATER/SEWAGE TREATMENT FACILITIES</b>				
Individual Sewage Disposal Systems				
On-Site Wastewater Treatment Facilities				
<b>WATER PRODUCTION, STORAGE, TRANSMISSION, AND DISTRIBUTION FACILITIES</b>				
4 Or Fewer Domestic Service Connections (Privately Operated)	ZC	ZC	ZC	ZC
5 Or More Domestic Service Connections (Privately Operated)	PD	PD	PD	PD
Well Drilling For Use Only On Lot Of Well Location	E	E	E	E
<b>WHOLESALE TRADE</b>				CUP
<b>B] ACCESSORY USES AND STRUCTURES</b>				
<b>ACCESSORY USES AND STRUCTURES</b>	ZC	ZC	ZC	ZC
Keeping of Animals				
Pet animals <i>Per Sec. 8107-2.4</i>	E	E	E	
Security animals ( <i>See Sec. 8107-2.4.4</i> )	E			E
More Animals Than Permitted	CUP			CUP
Youth projects *			ZC-W	
Dwellings:				
Buildings For Human Habitation:				
<i>Live/Work Units</i>	PD			
For Caretaker (with or without pets)				CUP
For Superintendent Or Owner	CUP	PD		CUP
Accessory Dwelling Unit (ADU)* (AM. ORD. 4519 - 2/27/18)		<i>Pursuant to Sec. 8107-1.7</i>		
Junior Accessory Dwelling Unit (JADU)*			<i>Pursuant to Sec. 8107-1.7</i>	

E = Exempt

ZC = Zoning Clearance<sup>1</sup>ZC-W = Zoning Clearance  
with signed waivers<sup>1</sup>PD = Planned Development  
Permit<sup>1</sup>CUP = Conditional Use  
Permit<sup>1</sup>Not  
allowed

Exempt

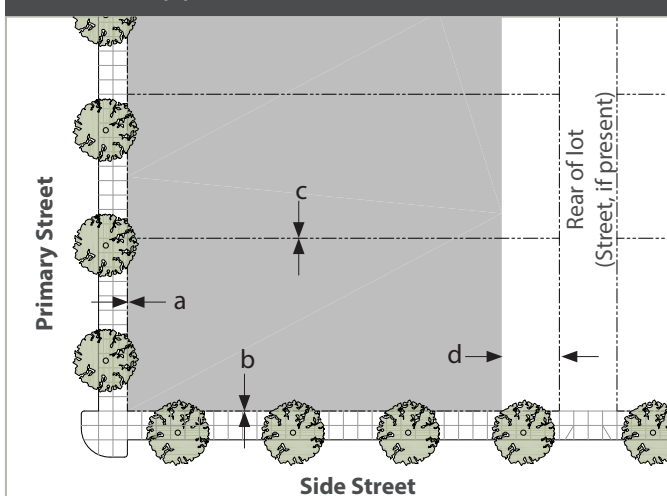
Approved  
by Planning  
Director or  
DesigneeApproved  
by Planning  
CommissionApproved  
by Board of  
Supervisors

\* There are specific regulations for this use; see Article 7.

<sup>1</sup> Includes a review for conformance with the Old Town Saticoy Development Code.

1. Buildings shall be located within the building site per [Table 1.3.2\(a\)](#) below. Setbacks are measured as per Sec. 8106-4.
2. See [Sec. 8119-1.4](#) (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
3. Corner lots along L.A. Avenue shall include ground-floor commercial retail facing L.A. Avenue.
4. See [Sec. 8119-1.8](#) for additional requirements.
5. Outdoor uses (such as dining) must be located within the property line.

### TABLE 1.3.2(a) BUILDING PLACEMENT STANDARDS



Buildable area		Property Line	
PRIMARY BUILDING		MIN.	MAX.
a	Primary Street Setback <sup>1</sup>	10 ft.	20 ft. <sup>2</sup>
b	Side Street Setback <sup>1</sup>	5 ft.	15 ft. <sup>2</sup>
c	Side Setback	5 ft.; 8 ft. for three story buildings	–
d	Rear Setback	10 ft.	–

## ACCESSORY BUILDING

Pursuant to Sec. 8107-1.7, an accessory dwelling unit (ADU) shall be allowed on a lot zoned R/MU with an existing or proposed single-family or multifamily dwelling.<sup>3</sup> In all other instances, no detached habitable Accessory Buildings are allowed within the R/MU Zone. However, an attached habitable Accessory Dwelling for a Superintendent or Owner is allowed (See [Sec. 8119-1.4.10](#)).

[1] Primary or Side Street setbacks to be landscaped or paved as per [Sec. 8119-1.4.2\(e\)](#).

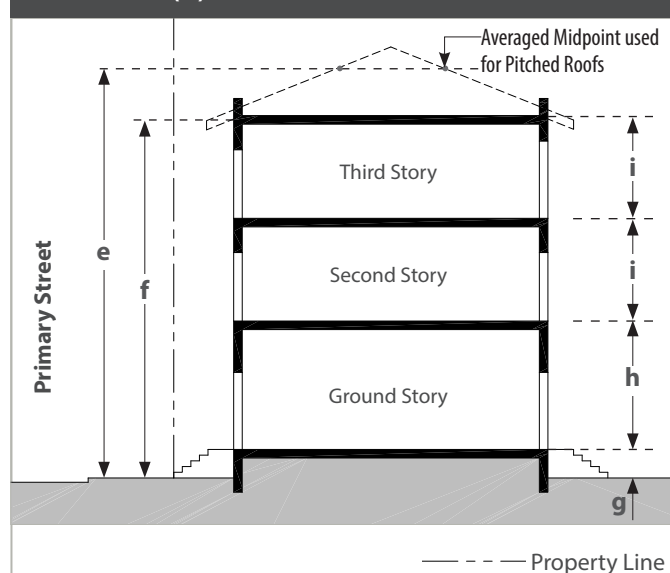
[2] Exceptions are available for outdoor uses (such as dining, landscaping, etc.)

[3] See **Sec. 8119-1.3.3(a) and (b)** for building placement and building profile standards for ADUs. (AM. ORD. 4519 - 2/27/18)

### b. Building Profile

1. Building heights shall comply with the standards listed in [Table 1.3.2\(b\)](#), and are measured as per [Sec. 8119-1.8.2](#). Floor heights are measured floor to floor.
2. The maximum height of buildings with flat roofs shall include parapets and roof decks.
3. Chimneys and other architectural features may project beyond the maximum building height as allowed by the California Building Code and Sec. 8106-7.

### TABLE 1.3.2(b) BUILDING PROFILE STANDARDS



PRIMARY BUILDING		MIN.	MAX.
e	Building height (stories)	1	3
	Building height (ft.) for pitched roofs	–	50
	Building height (ft.) for flat roofs	–	45
f	Building height (ft.) to top-of-plate	16	40
g	Ground floor level above sidewalk (ft.)		
	Nonresidential	0	2
	Residential	0	2
h	Ground story floor to floor height (ft.)		
	Nonresidential	12	30
	Residential	12	20
i	Upper story floor to floor height (ft.)	10	15

## ACCESSORY BUILDING

The height of the attached Accessory Buildings shall not exceed the height of the *Primary Building*. For ADUs, however, the maximum building height shall be pursuant to Sec. 8107-1.7.

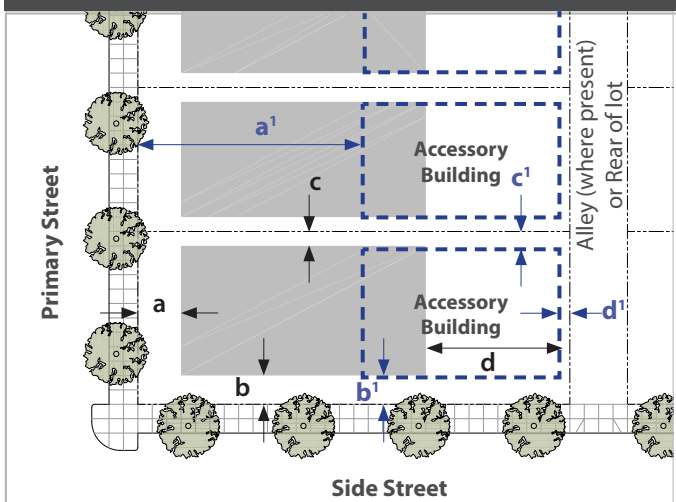


### Sec. 8119-1.3.3 - Residential (RES) Zone

#### a. Building Placement (AM. ORD. 4519 - 2/27/18)

- Buildings, Accessory Dwelling units (ADU) pursuant to Sec. 8107-1.7.5, and other habitable/non-habitable accessory buildings shall be located within the building site per [Table 1.3.3\(a\)](#) below, except that setbacks for ADUs shall be consistent with Sec. 8107-1.7.5. Setbacks are measured as per Sec. 8106-4.
- See [Sec. 8119-1.4](#) (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
- See [Sec. 8119-1.8](#) for additional requirements.
- For all other applicable standards regarding ADUs, see Sec. 8107-1.7.

**TABLE 1.3.3(a) BUILDING PLACEMENT STANDARDS**



PRIMARY BUILDING		MIN.	MAX.
<b>a</b>	Primary Street Setback <sup>1</sup>	15 ft. or prevailing setback for block length	20 ft.
<b>b</b>	Side Street Setback <sup>1</sup>	10 ft.	–
<b>c</b>	Side Setback	5 ft.	–
<b>d</b>	Rear Setback	10 ft.	–
ACCESSORY BUILDING		MIN.	MAX.
<b>a¹</b>	Primary Street Setback <sup>1</sup>	Locate on Rear 40% of lot	
<b>b¹</b>	Side Street Setback <sup>1,3</sup>	10 ft.	–
<b>c¹</b>	Side Setback <sup>2,3</sup>	5 ft.	–
<b>d¹</b>	Rear Setback <sup>2,3</sup>	5 ft.	–

[1] Primary and Side Street setbacks shall be landscaped.

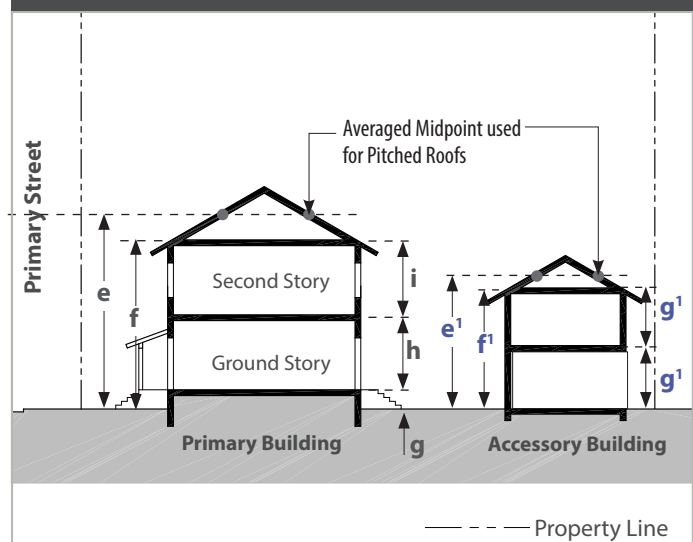
[2] An exception is allowed for non-habitable accessory buildings where the minimum side and rear setback can be 3 ft. (Per Sec. 8106-5.1).

[3] Minimum setbacks for ADUs shall be pursuant to Sec. 8107-1.7.

#### b. Building Profile (AM. ORD. 4519 - 2/27/18)

- Building heights shall comply with the standards listed in [Table 1.3.3\(b\)](#) below and are measured as per [Sec. 8119-1.8.2](#). Floor heights are measured floor to floor.
- The maximum height of buildings with flat roofs shall include parapets and roof decks.
- Chimneys and other architectural features may project beyond the maximum building height as allowed by the California Building Code and Sec. 8106-7.

**TABLE 1.3.3(b) BUILDING PROFILE STANDARDS**



PRIMARY BUILDING		MIN.	MAX.
<b>e</b>	Building height (stories)	1	2
<b>f</b>	Building height (ft.)	–	35
<b>f</b>	Height to top-of-plate (ft.)	–	25
<b>g</b>	Ground floor level above sidewalk (ft.)	0	3
<b>h</b>	Ground story height (ft.)	9	12
<b>i</b>	Upper story height (ft.)	9	12
ACCESSORY BUILDING		MIN.	MAX.
<b>e¹</b>	Building height (stories)	1	2¹
	Building height (ft.) <sup>2,3</sup>	–	25
<b>f¹</b>	Height to top-of-plate (ft.)	–	20
<b>g¹</b>	Floor height (ft.)	9	10

[1] Only allowed if it is: (a) a 2-story ADU, or (b) an ADU located over a non-habitable accessory building.

[2] Building height of Accessory Building shall not exceed the height of the Primary Building.

[3] Maximum building height for ADUs shall be pursuant to Sec. 8107-1.7.

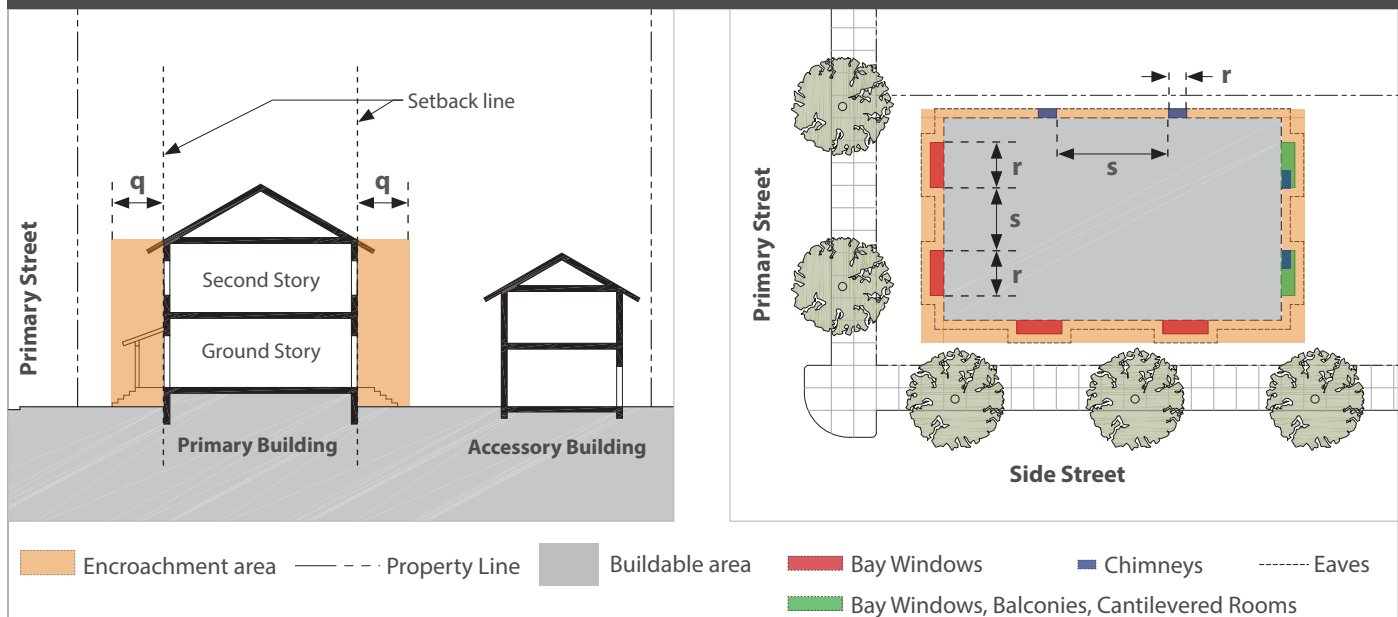


### Sec. 8119-1.3.3 - Residential (RES) Zone (contd.)

#### e. Building Encroachments

1. Permitted *frontage* types per [Sec. 8119-1.5](#) (Frontage Type Standards) may encroach into setbacks as identified in [Table 1.3.3\(e\)](#) below.
2. Architectural elements, including bay windows, balconies (covered or uncovered), chimneys, eaves, and signage may encroach into setbacks as identified in [Table 1.3.3\(e\)](#) below. As part of the main building, cantilevered rooms are also allowed to encroach.
3. No encroachments shall be permitted within the public right-of-way.
4. Maximum dimensions of architectural elements, including bay windows, balconies (covered or uncovered), cantilevered rooms, chimneys, and eaves are indicated in [Table 1.3.3\(e\)](#) below. See [Sec. 8119-1.5](#) (Frontage Type Standards) for dimensions of allowed *frontage* types and [Sec. 8119-1.6](#) (Signage Standards) for dimensions of allowed signage types.
5. See following sections for allowances: Sec. 8106-5 for fire escapes and open unenclosed stairways (Sec. 8106-5.6); depressed ramps (Sec. 8106-5.8); uncovered, unenclosed landing and porches (Sec. 8106-5.9); and decks (Sec. 8106-5.10).

**TABLE 1.3.3(e) BUILDING ENCROACHMENT STANDARDS**



#### BUILDING ENCROACHMENT STANDARDS

ENCROACHMENT TYPE	MAXIMUM ENCROACHMENT (q)				MAX. LENGTH		MIN. DISTANCE BETWEEN ENCROACHMENTS (s)
	FRONT	SIDE STREET	SIDE YARD	REAR YARD	PER INDIVIDUAL ENCROACHMENT (r)	ALL ENCROACHMENTS COMBINED	
Bay Windows <sup>1</sup>	3 ft.	3 ft.	0 ft.	3 ft.	12 ft.	20 ft. or 45% of façade length, whichever is greater	8 ft.
Balconies <sup>2</sup>	3 ft.	3 ft.	0 ft.	3 ft.			
Cantilevered rooms <sup>2</sup>	0 ft.	0 ft.	0 ft.	2 ft.			
Chimneys	2 ft.	2 ft.	2 ft.	2 ft.	4 ft.	16 ft.	8 ft.
Eaves	2 ft. <sup>3</sup>	2 ft. <sup>3</sup>	2 ft.	2 ft. <sup>3</sup>	n/a	100% of façade length	n/a
Porch, Stoop	5 ft.	5 ft.	2 ft.	2 ft.	See <a href="#">Sec. 8119-1.5.4</a> and <a href="#">Sec. 8119-1.5.5</a>		

[1] Bay windows are allowed only on the ground floor.

[2] Balconies and cantilevered rooms are allowed only on second floor.

[3] Eaves may encroach up to 5 feet into front, rear and side street setback when extending from a bay window, covered balcony, or cantilevered room.

## Sec. 8119-1.4 - Building Type Standards

### Sec. 8119-1.4.1 - Allowable Building Types by Zone

A parcel may only be developed with a building type allowed by this Section. Allowable building types for each zone in Old Town Saticoy are shown in [Table 1.4.1](#) below. Section references in the table indicate the location for Building Type standards.

BUILDING TYPES	ZONE			
	TC	R/MU	RES	IND
Commercial/Mixed-Use Building	Sec. 8119-1.4.3	Sec. 8119-1.4.3		Sec. 8119-1.4.3
Courtyard Building	Sec. 8119-1.4.4	Sec. 8119-1.4.4		
Townhouse		Sec. 8119-1.4.5		
Small Apartment Building		Sec. 8119-1.4.6		
Triplex and Quadplex		Sec. 8119-1.4.7	Sec. 8119-1.4.7	
Single-Family House and Duplex		Sec. 8119-1.4.8 <sup>2</sup>	Sec. 8119-1.4.8	
Industrial Building				Sec. 8119-1.4.9
Accessory Dwellings (habitable) <sup>1</sup>	Sec. 8119-1.4.10	Sec. 8119-1.4.10	Sec. 8119-1.4.10	Sec. 8119-1.4.10
Accessory Structures (non-habitable)			Sec. 8119-1.4.11	

[1] There are several types of accessory, habitable buildings:

- Accessory Dwelling Units, which are allowed in the R/MU and RES zones, and Junior Accessory Dwelling Units, which are allowed in the RES zone, pursuant to Sec. 8107-1.7 (AM. ORD. 4519 - 2/27/18), and
- Caretaker dwelling units and those for Superintendent/Owner, which are allowed in the TC, R/MU, and IND zones.

[2] Duplexes are allowed in the R/MU zone when only a 3/4" water meter is available.

### Sec. 8119-1.4.2 - Requirements for all Building Types

See [Sec. 8119-1.4.3 through Sec. 8119-1.4.11](#) for detailed Building Type standards.

#### a. Building Size, Massing and Materials

All *Principal* and *Secondary* uses shall be conducted within a completely enclosed building, unless the use is specifically identified as an outdoor use or is one which must be located outdoors in order to function.

1. **Corner Lots:** When a building is located on a corner lot, the *Primary* and *Side Street* *façades* shall utilize the same materials and finishes.
2. **Street-Facing Façades:** In order to ensure that building size and massing is consistent with the small-town character of Old Town Saticoy:
  - i. The length of *façade* shall be limited to the standards in [Tables 1.4.3. through 1.4.11.](#)
  - ii. If the *façade* length exceeds 100 feet, the *façade* shall be visually broken up into multiple vertical segments (Also see [Sec. 8119-1.4.2\(a\)\(3\). Building Façades](#)).



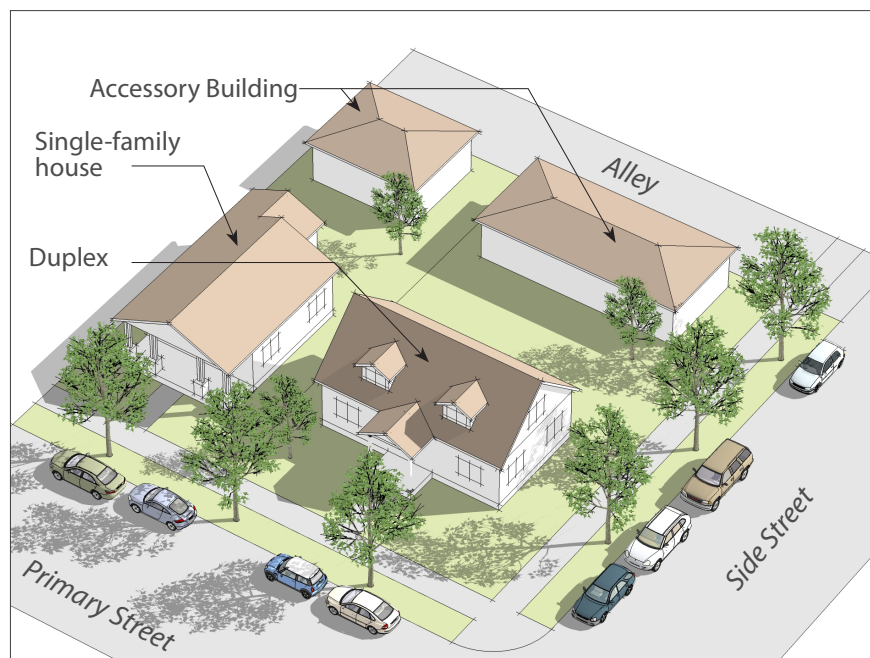
Example of a commercial building that breaks a long façade into multiple vertical segments.

## Sec. 8119-1.4.8 - Single-Family House and Duplex

Single-Family Houses and Duplexes are “house-form” buildings that are surrounded on all four sides by setbacks (front yard, side yards, rear yard). Single-Family Houses contain only one unit. Duplexes contain two dwelling units, which can be organized side-by-side or vertically (top/bottom units). On-site open space is provided by a rear yard. All Single-Family and Duplex Buildings shall meet the standards listed in [Table 1.4.8](#).

Habitable and non-habitable Accessory Structures such as accessory dwelling units, garages, and storage rooms may be located on a single-family lot or a multifamily lot per the requirements of [Tables 1.3.3\(a\) to 1.3.3\(e\)](#), and Sec. 8107-1.7. For Building Type Standards for habitable and non-habitable Accessory structures, see [Sec. 8119-1.4.10 and Sec. 8119-1.4.11](#)). For additional Accessory Dwelling Unit and Junior Accessory Dwelling Unit requirements, see Sec. 8107-1.7.

(AM. ORD. 4519 - 2/27/18)



*Single-Family House (left) and Duplex (right) Building Types with detached garages shown in back yard along alleyway.*



*Illustrative Photo of Single-Family House*



*Illustrative Photo of Single-Family or Duplex dwelling*



## Sec. 8119-1.4.10 - Accessory Dwellings (and other habitable structures)

(AM. ORD. 4507/4509 - 3/14/17 (expired 3/14/18);  
AM. ORD. 4519 - 2/27/18)

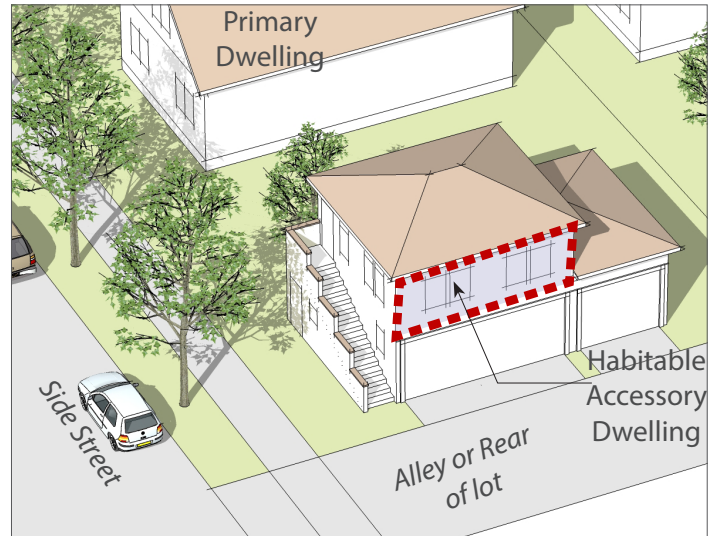
Accessory dwellings share the lot with a single-family dwelling (or other *principal use*), and shall be smaller than the *principal* dwelling and located at the rear of the lot (See [Table 1.3.3\(a\)](#)) in one of the following configurations:

### a. Accessory Dwellings:

These types of dwellings include, but are not limited to, Accessory Dwelling Units (ADUs) in the R/MU and RES zones, Junior Accessory Dwelling Units (JADUs) in the RES zone, and *live/work units*, Caretakers Dwelling units, or units for Superintendent or Owner (as permitted by [Sec. 8119-1.2](#)) in the TC, R/MU and IND zones. In general, these units include sanitation facilities (i.e. toilet, and shower or bathtub) or a kitchen, or both, and can be attached to the *principal* dwelling or a garage, but cannot have internal access to the *principal* dwelling or garage. Apply Sec. 8107-1.7 for all other requirements related to ADUs and JADUs.

### b. Other habitable accessory structures:

An attached or detached habitable dwelling located above or beside a non-habitable accessory building (such as garage, or storage shed). Uses for these structures include, but are not limited to, artists studios, workshops and workout rooms. This type of structure shall not include bathing facilities or kitchens, and has no internal access to the *principal use*. Habitable accessory structures are not intended as dwelling units.



A habitable Accessory Dwelling Type configured as an accessory dwelling unit on top of a garage, detached from the primary building.

Multiple habitable accessory structures are allowed on one lot, but can include only the number of ADUs and JADUs as specified in Sec. 8107-1.7. All structures shall comply with all pertaining zone standards (setbacks, lot coverage, etc). All Accessory Buildings shall meet the standards listed in [Table 1.4.10](#).



Illustrative Photo of a habitable Accessory Dwelling unit located over a garage (a two-story configuration).



Illustrative Photo of a habitable Accessory Dwelling located behind the principal dwelling (a one-story configuration).

TABLE 1.4.10. ACCESSORY DWELLINGS (AND OTHER HABITABLE STRUCTURES)				
STANDARD	ZONE			
	TC	R/MU	RES	IND
1. LOT SIZE <sup>3</sup>				
A. Width	50 ft. min.			
B. Depth	100 ft. min.			
C. Min. Lot Size (SF)	As determined by the PD or CUP for the use on site		n/a	As determined by the PD or CUP for the use on site
2. BUILDING SIZE AND MASSING <sup>3</sup>				
A. Height (max.)	1 story / 15 ft.	1 story / 15 ft.	2 stories / 25 ft. ; 1 story / 15 ft.	1 story / 15 ft.
B. Length along alley	30 ft. max.	n/a	30 ft. max.	n/a
C. Length along side yard	20 ft. max.			
D. Building and Unit size for Accessory Dwellings (SF) <sup>1, 2</sup>	Caretakers, and Superintendent/Owners: 700 SF max. building footprint; Dwelling size: 400 SF min. to 700 SF max		n/a	Same as TC and R/MU
3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET				
A. Internal lots	Side yard connected to a Primary Street; or rear yard connected to an alley	Side yard connected to a Primary Street	Side yard connected to a Primary Street; or rear yard connected to an alley	Side yard connected to a Primary Street
B. Corner lots	From Side street, required			
4. PARKING ACCESS <sup>4</sup>				
A. Lot with alley	From alley	n/a	From alley	n/a
B. Corner lot without alley	Min. 12 ft. wide driveway connected to a Side Street			
C. Internal lot without alley	Min. 12 ft. wide driveway connected to a Primary Street, located as close to side yard property line as possible.			
5. PARKING TYPE				
A. Type	Surface lot, garage, carport, or open			
6. OPEN SPACE AND LANDSCAPE				
A. Side Street Setbacks	Landscaping required in Side Street setback			
B. Private Open Space	n/a	<ul style="list-style-type: none"><li>Ground floor units: Rear/side yard; min. size: 80 SF.</li><li>Balcony (for 2nd story unit only): min. size: 40 SF with min. dimensions 5 ft. x 8 ft.</li></ul>		n/a
C. Common Open Space	10 ft. min. width along rear or side yard facing accessory structure			
7. FRONTAGE				
A. Ground Floor	No frontage type required (may include Stoop in RES zone - See <a href="#">Sec. 8119-1.5.4</a> ); Street- and alley-facing windows required.			
B. Upper Floors	Street- and alley-facing windows required			

[1] Refers to Gross Floor Area.

[2] Multiple accessory structures are allowed on one lot, but shall not exceed a cumulative gross floor area of 2,000 SF, except for ADUs allowed pursuant to Sec. 8107-1.7. This may include a combination of structures identified in [Sec. 8119-1.4.10\(b\)](#) and [Sec. 8119-1.4.11](#). See Sec. 8107-1.7 for the maximum allowable number and unit size for ADUs and JADUs per lot.

[3] These lot size, building size and massing requirements do not apply to ADUs. See Section 8107-1.7.

[4] Driveway standards may be adjusted as per requirements of the Ventura County Fire Prevention District.



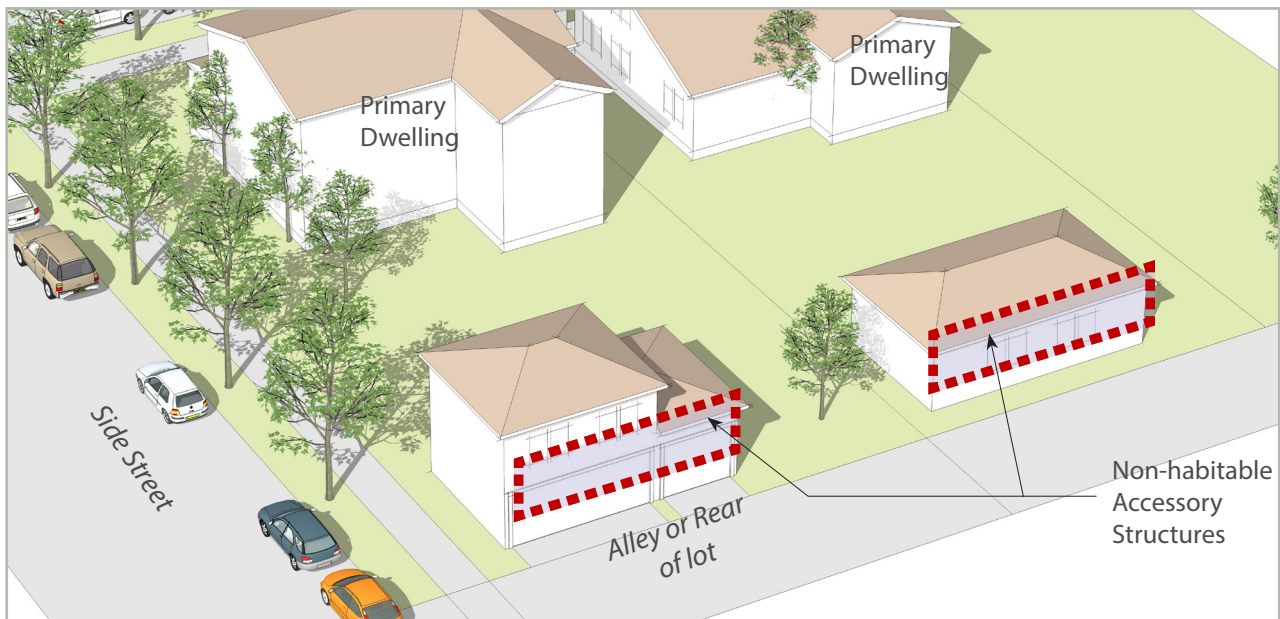
## Sec. 8119-1.4.11 - Accessory Structure (Non-habitable)

(AM. ORD. 4519 - 2/27/18)

Accessory Structures which are non-habitable include separate buildings that share a lot with a street-facing single-family house, duplex, *triplex* or *quadplex*. These Accessory Structures are one-story and include a detached garage, storage shed, or similar uses. Non-habitable accessory structures must be smaller than the *principal* dwelling and are located at the rear of the lot.

All non-habitable Accessory Structures shall meet the standards listed in [Table 1.4.11](#).

*Note: An accessory dwelling unit may be located above or beside a garage, as long as there is no internal access. (Refer to Sec. 8107-1.7.5(i))*



A non-habitable Accessory Building Type configured as the following:

(on left): as a garage, detached from the primary building, with a habitable accessory dwelling unit located on top; and (on right) as a single-story detached structure such as a garage, workshop, storage shed, etc.



*Illustrative Photo of a ground-floor non-habitable garage, configured with a habitable accessory unit above it with no internal access and detached from the principal dwelling.*



*Illustrative Photo of a one-story non-habitable Accessory Structure (storage shed) located behind the principal dwelling.*