

ARTICLE 7: STANDARDS FOR SPECIFIC USES

Sec. 8107-0 - Purpose

The purpose of this Article is to set forth standards and regulations which apply to proposed uses as listed.

Sec. 8107-1 - Standards Relating to Dwellings

Sec. 8107-1.1 - Antennas, Ground-Mounted

No antenna or mast shall exceed 75 feet in height. The crank-up variety of ham radio antennas should be used. All units are encouraged to be color-coordinated to harmonize with predominant structural background material, so as to reduce visual impacts. Where feasible, support structures shall be screened from public view. The most unobtrusive locations for the antennas are generally in the rear yard, behind trees and adjacent to main or accessory buildings in order to provide background screening for the support structure. The height, nature, texture and color of all materials to be used for the installation, including landscape materials, shall be submitted with the permit application. (AM. ORD. 3810 - 5/5/87)

Sec. 8107-1.2 - Home Occupations

On property containing a residential use, no commercial activity shall be construed as a valid accessory use to the residential use unless the activity falls within the definition and regulations of a home occupation, or the activity is authorized by a discretionary permit allowing commercial operations. Home occupations are permitted in accordance with the following standards:

Sec. 8107-1.2.1

No merchandise, produce or other materials or equipment shall be displayed for advertising purposes.

Sec. 8107-1.2.2

No pedestrian, vehicular customer, or delivery traffic shall be generated by the home occupation that exceeds normal levels for uses allowed by Zoning Clearance in a residential neighborhood, and shall not disrupt traffic patterns in the vicinity of the dwelling. (AM. ORD. 4092 - 6/27/95)

Sec. 8107-1.2.3

No signs naming or advertising the home occupation are permitted on or off the premises. Advertising for the home occupation in a telephone book, newspaper or other printed material or on equipment or vehicles associated with the occupation, shall not divulge the dwelling's location. (AM. ORD. 3730 - 5/7/85; AM. ORD. 4092 - 6/27/95)

Sec. 8107-1.2.4

The use of electrical or mechanical equipment that would create visible or audible interference in radio or television receivers is prohibited. (ADD. ORD. 3730 - 5/7/85)

Sec. 8107-1.2.5

A home occupation shall be conducted only by members of the household occupying the dwelling, with no other persons employed at the residence. (AM. ORD. 4092 - 6/27/95)

Sec. 8107-1.2.6

Home occupations shall not occupy space required for other purposes (off-street parking, interior setbacks, etc.).

Sec. 8107-1.2.7

For each dwelling unit, there shall be no more than one commercial vehicle (self-propelled

and/or a towable trailer with equipment) parked on the property or the public right-of-way related to the home occupation except as noted below. Said commercial vehicle or combination of vehicles shall not have a rated gross vehicle weight (GVW) capacity in excess of 10,000 lbs. A vehicle with external lettering or other script pertaining to the home occupation is considered to be a commercial vehicle. Such lettering or script shall not divulge the dwelling's location. (See Sec. 8108-3.4 for additional parking requirements) (AM. ORD. 4092 - 6/27/95; AM. ORD. 4407 - 10/20/09)

Sec. 8107-1.2.8

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 to the dwelling which are not customarily found in such structures. (ADD. ORD. 3730 - 5/7/85)

Sec. 8107-1.2.9

Home occupations involving the on-site use or storage of highly toxic materials, as defined in the Uniform Fire Code, are not permitted. Highly toxic materials are those which on short exposure could cause death or serious temporary or residual injury. The on-site use or storage of flammable or other hazardous materials must comply with the requirements of the Ventura County Fire Protection District, pursuant to the Uniform Fire Code, the Health and Safety Code and the Vehicle Code. (ADD. ORD. 3810 - 5/5/87)

(AM. ORD. 3810 - 5/5/87; AM. ORD. 4216 - 10/24/00)

Section 8107-1.2.10

Hours of operation for clients shall be limited to 9:00 am to 5:00 pm Monday through Friday. Business may continue beyond these hours if clients are not present. (ADD. ORD. 4216 - 10/24/00)

Section 8107-1.2.11

The maximum number of clients per day shall be six (6), with no overlap in clients. All clients must be by appointment to allow for control of client overlap. (ADD. ORD. 4216 - 10/24/00)

Section 8107-1.2.12

Off-site client parking shall be limited to one vehicle at a time, parked as close as possible in front of the residence with the home occupation. (ADD. ORD. 4216 - 10/24/00)

Section 8107-1.2.13

On-site parking for clients is allowed, providing that all of the following conditions are met:

- a. It is not in violation of any other ordinance; and
- b. It does not displace required on-site parking.

(ADD. ORD. 4216 - 10/24/00)

Section 8107-1.2.14

Business related deliveries are limited to a maximum of two per week. United States Mail and commercial parcel carriers' deliveries are exempted from this limitation. (ADD. ORD. 4216 - 10/24/00)

Section 8107-1.2.15

The following exemptions from the above standards are allowed providing that the operator obtains a waiver signed by all of the owners or residents of the three closest occupied houses in both directions on the same side of the street, and the seven closest occupied houses on the opposite side of the street. The waiver requirement may be modified by the Planning Director if unique circumstances warrant the action.

- a. The number of clients allowed per day may be increased to a maximum of ten (10).
- b. More than one client may be allowed on-site at one time.
- c. Clients may be allowed on the premises until 9:00 pm.
- d. Clients may be allowed on the premises on Saturdays.

(ADD. ORD. 4216 - 10/24/00)

Sec. 8107-1.3 - Mobilehomes and Manufactured Housing

Sec. 8107-1.3.1 - Construction

Mobilehomes and manufactured housing may be used as single-family dwellings if the unit was constructed on or after June 15, 1976, or certified by the California Department of Housing and Community Development (HCD) as meeting September 15, 1971, or later, California construction standards. Units used as second dwellings are subject to this date limitation, but mobilehomes used as caretaker or farmworker dwellings are not. (AM. ORD. 4281 - 5/6/03)

Sec. 8107-1.3.2 - Foundation System

Nonconforming units continuing under a Conditional Use Permit shall be in compliance with the applicable provisions of Chapter 2, Article 7, of Title 25 of the California Code of Regulations. (AM. ORD. 4123 - 9/17/96; AM. ORD. 4216 - 10/24/00)

Sec. 8107-1.3.3 - Exterior Siding

Exterior siding of 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 Sections 2908 and 2909 of the Uniform Building Code, or to the top of a perimeter foundation. For mobilehomes used as caretaker or farmworker dwellings, manufactured mobilehome skirting shall completely enclose the mobilehome, including the tongue, with a color or material that will be compatible with the mobilehome. For any mobilehomes located more than 150 feet from all property lines, and more than 200 feet from a public road, no skirting is required. (AM. ORD. 4281 - 5/6/03)

Sec. 8107-1.4 - (Reserved for Future Use)

(See Sec. 8107-14.2) (AM. ORD. 4092 - 6/27/95)

Sec. 8107-1.5 - Model Homes/Lot Sales

Model homes, or a temporary office, for the limited purpose of conducting sale only of lots or dwellings in the subdivision, or dwellings of similar design in another subdivision in the vicinity may be permitted, subject to the following provisions: