

ORDINANCE NO. 4650

COUNTY OF VENTURA ORDINANCE AMENDING ARTICLES 1 THROUGH 15, 17, AND 19 OF THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE (VENTURA COUNTY ORDINANCE CODE DIVISION 8, CHAPTER 1) TO EXEMPT COUNTY PROJECTS AND PROJECTS ON COUNTY-OWNED LAND FROM THE REQUIREMENTS OF THE NON-COASTAL ZONING ORDINANCE; TO REMOVE STANDARDS RELATED TO LIMITATIONS ON ISSUANCE OF BUILDING PERMITS IN THE OJAI VALLEY (ARTICLE 12); TO ALLOW VEHICLE ACCESS HORIZONTAL FEATURES EXCEEDING HEIGHT LIMIT OF 8 FEET ON PROPERTY IN THE OPEN SPACE AND AGRICULTURAL EXCLUSIVE ZONES; TO ADD AND REMOVE LAND USES FROM PERMITTED USE MATRIX IN ARTICLES 5 AND 19 (OLD TOWN SATICOY DEVELOPMENT CODE); TO CHANGE PERMIT TYPE REQUIREMENT OF VARIOUS LAND USES; TO ADD SPECIFIC USE STANDARDS FOR VARIOUS LAND USES; TO UPDATE EXISTING REGULATIONS CONSISTENT WITH STATE LAW; TO IMPLEMENT PLANNING DIRECTOR EQUIVALENCY DETERMINATIONS AND INTERPRETATIONS; TO CORRECT GRAMMATICAL, TYPOGRAPHICAL AND PUNCTUATION ERRORS; TO MAKE HOLISTIC FORMATTING, ORGANIZATIONAL AND STYLISTIC CHANGES; AND TO UPDATE REGULATIONS FOR CLARITY AND CONSISTENCY WITH CURRENT STANDARDS

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

Section 1

ARTICLE 1:

AUTHORITY, PURPOSE, AND APPLICATION OF CHAPTER

Article 1, Section 8101-2.1.2, of the Ventura County Ordinance Code, pertaining to the Applicability of the Zoning Ordinance, is hereby amended to read as follows:

Sec. 8101-2.1.2 – Preemption and Exemption

- a. The provisions of this Chapter do not apply to any project to the extent preempted by federal or state law.
- b. No permitting requirements, regulations, or other provisions of this Chapter apply to the following projects:
 - (1) A project undertaken by the federal government or that is located on federally owned or leased land;
 - (2) A project undertaken by the *County* or that is located on *County*-owned or leased land;
 - (3) A project undertaken by a state agency or that is located on state agency-owned or leased land provided that the project serves a public purpose of the state agency. Notwithstanding the foregoing, this Chapter applies to state agency projects to the extent the state has consented to local zoning regulation pursuant to Government Code section 53090 et seq. or other applicable state law; and,
 - (4) A project undertaken by a city or that is located on city-owned or leased land provided that the project serves a public purpose of the city.

- c. For existing projects that are now exempt from this Chapter pursuant to Section 8101-2.1.2(b)(2), see Section 8113-10.3(f) of this Chapter.
- d. For purposes of this Section 8101-2.1.2, "project" means a proposed *use, building, or other structure* and all related activities and improvements and the term "County" includes any district or public entity with a governing body composed of the members of the *County Board of Supervisors*.

Article 1, Section 8101-4.13, of the Ventura County Ordinance Code, is hereby added to read as follows:

Sec. 8101-4.13 – Citations to Laws and Regulations

Whenever a definition or other provision in this Chapter references a federal, state or local law or regulation (collectively, "Referenced Law"), the reference shall be to the latest, current version of the Referenced Law, as may have been amended, unless expressly stated otherwise herein.

Section 2

ARTICLE 2: DEFINITIONS

Article 2, Section 8102-0 – Application of Definitions, of the Ventura County Ordinance Code is hereby amended by revisions, deletions, and additions of the following specific definitions in their appropriate alphabetical order.

Sec. 8102-0 - Application of Definitions

Agricultural Promotional Uses: *Uses* and attendant *structures* that promote the Ventura County agricultural industry in general and the specific farming operations associated with the promotional *use* through educational and/or entertainment activities that do not significantly compromise the agricultural *use* of the property or the area. (See Section 8107-19.)

Agricultural Sales Facility: *Structures* or areas accessory to permitted agricultural operations for the selling, or selling and display, of agricultural products. (See Section 8107-20.)

Agricultural Shade/Mist Structures: Fabric or membrane clad *structures* for the propagation of plant materials. *Hoop-houses* do not fall under this definition. (See Section 8107-20)

Agricultural Wind Generation Machine: A machine that is fixed-in-place with engine-driven fans that pull warm air down during strong temperature inversions, blowing it down and out, pushing away and replacing cold air near target agricultural crops to help mitigate frost conditions. Agricultural wind generation machines are not the same as small wind energy systems, which are designed to create electricity from wind energy. (See Section 8106-6.4.)

Agriculture, Commercial: A farming enterprise consisting of tree and crop production, for feed, food, fiber, fuel, shelter, and ornament, and including floriculture, horticulture, *aquaculture*, or *animal husbandry* established and conducted in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the *County*. (See Section 8107-25.)

Agricultural Operations, Necessary: Those activities which are performed solely for the benefit of *commercial agriculture*. Excluded from this definition are activities such as clearing land for development of nonagricultural *uses*, and harvesting of *native trees* or their limbs for various commercial purposes. (See Section 8107-25.)

Alter: To prune, cut, trim, poison, over-water, or otherwise damage or invade the *tree protected zone* or to cause such alterations. Invasion of the *tree protected zone* shall include such activities as trenching, digging, placement of heavy equipment, vehicles, or materials within the *tree protected zone*. (See Section 8107-25.)

Amortize (or Amortization): To require the termination of (a *nonconforming use* or *structure*) at the end of a specified period of time. (ADD. ORD. 3810 - 5/5/87)

Animal, Security: An *animal*, such as a dog used for guard purposes. (See Section 8107-2.4.4(a).)

Animal, Service: Shall have the same definition as set forth in the Code of Federal Regulations, 28 CFR § 35.104, which states: "Service animal means any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. Other species of animals, whether wild or domestic, trained or untrained, are not service animals for the purposes of this definition. The work or tasks performed by a service animal must be directly related to the individual's disability. Examples of work or tasks include, but are not limited to, assisting individuals who are blind or have low vision with navigation and other tasks, alerting individuals who are deaf or hard of hearing to the presence of people or sounds, providing non-violent protection or rescue work, pulling a wheelchair, assisting an individual during a seizure, alerting individuals to the presence of allergens, retrieving items such as medicine or the telephone, providing physical support and assistance with balance and stability to individuals with mobility disabilities, and helping persons with psychiatric and neurological disabilities by preventing or interrupting impulsive or destructive behaviors. The crime deterrent effects of an animal's presence and the provision of emotional support, well-being, comfort, or companionship do not constitute work or tasks for the purposes of this definition." (See Section 8107-2.4.4(b).)

Animal Shade Structure, Portable: A portable *structure*, not anchored to the ground or a foundation, constructed generally of wood or steel pipe supporting a roof that provides shade for *animals*. (See Section 8107-2.2.1(b).)

Bed-and-Breakfast Inn: A *single-family dwelling* occupied by at least one permanent resident with one or more rooms in the same *dwelling unit* rented for overnight transient occupancy accommodation and at least one meal per day offered for the overnight guests. (See Section 8107-43.)

Beekeeping, Backyard: A hobbyist beekeeping operation that consists of the keeping or maintenance of four or fewer hives, as verified by the Agricultural Commissioner's Office, and is accessory to a *single-family dwelling* for personal consumption of *bee* products or enjoyment. (See Section 8107-2.6.2.)

Biosolids Composting Facility or Operation: A facility or operation that processes *biosolids* (treated sewage sludge), along with necessary additives and amendments, into compost and results in controlled biological decomposition. (See Section 8107-36.)

Botanic Gardens and Arboreta: Scientific and educational institutions whose purpose is the advancement and diffusion of a knowledge and love of plants. (See Section 8107-35.)

Camp: A rural facility with permanent *structures* for overnight accommodation and *accessory structures* and *buildings*, which is used for temporary leisure, recreational or study purposes, and provides opportunities for the enjoyment or appreciation of the natural environment. A camp provides a structured program of outdoor and/or nature-oriented activities including but not limited to outdoor/camping skills, horseback riding, *animal husbandry*, hiking, mountain biking, wildlife and wildflower viewing, fishing, or hunting. For these reasons, camps are in an undeveloped, open space environment. A camp requires a substantial land area for these activities, and much or all its permit area is used for these purposes. (See Section 8107-17.)

Commercial Organics Processing Operation: An *organics processing operation* that includes the sale or off-site distribution of the product produced. Does not include the processing of *mixed solid waste* or *Biosolids* or *On-Site Composting Operations*. Those operations which have up to 200 cubic yards of any combination of separated feedstock, actively decomposing compost, or *stabilized compost* on-site at any one time are Small-Scale, and those with up to 1,000 cubic yards

are Medium-Scale, and those with over 1,000 cubic yards are Large-Scale. (See Section 8107-36.)

Composting Operation: A type of *organics processing operation* that processes organic materials to a stabilized state through controlled biological decomposition or *vermicomposting*. This may include the chipping, shredding, or screening of material on-site prior to its being composted. (See Section 8107-36.)

Contractor Service and Storage Yard: An open area, which may include garages and sheds, for the storage of vehicles, equipment and materials which are associated with a contracting business or operation, where sales, manufacturing and processing activities are specifically excluded. (AM.ORD. 3730 - 5/7/85)

Dead Wooding: The *removal* of broken, diseased, dying, and dead plant material. (See Section 8107-25.)

Exploration Drilling (Testing Only): Bona fide temporary search and sampling activities which, in case of oil-related testing, use drilling apparatus smaller than that used in oil production. Excluded from this definition is soil testing for wells, foundations, septic systems and similar construction.

Dripline: The area created by extending a vertical line from the outermost portion of the limb canopy to the ground. (See Section 8107-25.)

Disposal Facility, Hazardous Waste: A facility used for the final disposal of *hazardous wastes*. (See Section 8107-36.3.11.)

Dwelling, Multifamily: A *building* or portion of a *building*, designed for and occupied exclusively by three or more families, and containing three or more *dwelling units*. *Single room occupancy* units, townhouses, and triplexes are included in this definition.

Dwelling, Single-Family: A *building*, *mobilehome*, or manufactured home designed or used exclusively for occupancy by one *family* and containing one principal *dwelling unit*.

Emergency Shelter: Shall have the same definition as set forth in Government Code section 65582(g) and Health and Safety Code section 50801: " 'Emergency shelter' means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less within any 12-month period by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." (See Section 8107-44.)

Family: An individual, or two or more persons living together as a single housekeeping unit in a *dwelling unit*, unless otherwise specified by state law.

Farm Plan: A plan for new *commercial agriculture* in text and map form which outlines, among other things, proposed compliance with *grading* regulations such as the Ventura County Hillside Erosion Control Ordinance (County Ordinance Nos. 3539 and 3683), irrigation, crop types and locations, and phasing of implementation. The plan should also include any bids for contract services such as surveying, engineering, land preparation, and planting. (See Section 8107-25.)

Fell: To cut, push, or pull down, or otherwise topple a tree. (See Section 8107-25.)

Fence: An unroofed vertical *structure* that serves as a visual screen or as a physical enclosure around a property, *building*, or yard area for security, containment or privacy, or to indicate a boundary. This definition includes hedges, thick growths of shrubs, and walls used as screens, but does not include windbreaks for the protection of orchards or crops, or *County*-approved enclosures for the containment of *animals*.

Forest Resource Management (FRM) Plan: A FRM Plan is a long-term forest and land management plan and guidelines in text and map form which outlines among other things, compliance with the tree protection regulations, improvement project plans, tree harvesting on a sustaining yield basis, and phasing of implementation. The FRM Plan shall also include plans for the conservation of soil,

vegetation, water, and fish and wildlife habitat and other factors as necessary. (See Section 8107-25.)

Garage and Yard Sales: Occasional sales of miscellaneous household goods or personal articles, open to the public, and conducted from or on a property with a legally established residential use. (See Section 8107-1.11.)

Girth: The circumference in inches of a tree's trunk, limb, or root. The girth of a trunk is measured at a mid-point 4 ½ feet between the uphill and downhill side of the *root crown*. Where an elevated *root crown* is encountered which enlarges the trunk at 4 ½ feet above *grade*, the trunk shall be measured above the crown swell where the normal trunk resumes. Girth of limbs shall be measured just beyond the swell of the branch where the limb attaches to the main trunk or their supporting limbs. (See Section 8107-25.)

Hazardous Waste Collection Facility, Household/CESQG: A facility where *household hazardous wastes* or *hazardous wastes* generated by *conditionally exempt small-quantity generators* (CESQGs) are received, identified, sorted, packaged, labeled, and temporarily (up to 1 year) stored prior to transport for recycling, treatment, storage, or disposal. (See Section 8107-36.)

Hazardous Waste Collection Facility, Recyclable Household/CESQG: A facility where latex paints, used motor oil, automotive batteries, antifreeze, household batteries, other recyclable *household hazardous wastes*, or recyclable *hazardous wastes* generated by *conditionally exempt small-quantity generators* (CESQGs) are received, identified, sorted, packaged, labeled, and temporarily (up to 1 year) stored prior to transport for recycling. (See Section 8107-36.)

Hazardous Waste Collection, Treatment and Storage Facility: A facility used for the treatment, transfer, storage, *resource recovery*, or recycling of *hazardous wastes* of all types, excluding biological, and radioactive waste. A *hazardous waste collection, treatment and storage facility* may consist of one or more treatment, transfer, storage, *resource recovery*, or recycling *hazardous waste* management units, or combinations of those units. (See Section 8107-36.)

Heritage Tree: Any species of tree with a single trunk of 90 or more inches in *girth* or with multiple trunks, two of which collectively measure 72 inches in *girth* or more. In addition, species with naturally thin trunks when full grown (such as Washington Palms), species with naturally large trunks at an early age (such as some date palms), or trees with unnaturally enlarged trunks due to injury or disease (e.g., burls and galls) must be at least 60 feet tall or 75 years old to be a *heritage tree*. (See Section 8107-25.)

Historical Tree: Any tree or group of trees identified by the *County* or a city as a *landmark*, or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance, or identified as contributing to a site or *structure* of historical or cultural significance. (See Section 8107-25.)

Home Exchange: A practice in which the owner of a *dwelling* allows the use of that *dwelling* in exchange for the use of another person's *dwelling* for a limited time with no *rent* exchanged. (See Section 8109-4.6.)

Home Occupation: Any commercial activity conducted on or from a residential *lot* where such activity is clearly incidental and secondary to the use of the residential *lot* for *dwelling* purposes and the activity does not change the character of the residential use. (See Section 8107-1.2.)

Hoop House: A removable agricultural *structure* that is used to protect crops during the growing season that is made of flexible permeable or impermeable membrane material. (See Section 8107-20.4.)

Household Hazardous Waste: Shall have the same definition as set forth in the California Code of Regulations, Title 22, Section 66260.10, which states: "Any hazardous waste generated incidental to owning and/or maintaining a place of residence. Household hazardous waste does not include

any waste generated in the course of operating a business at a residence.” (See Section 8107-36.)

Introduced Protected Trees: Trees which appear on Table 1 "Protected Trees" of the Tree Protection Ordinance, Section 8107-25 of this Chapter, but which have been intentionally planted for purposes of affecting the environment, architecture, climate or aesthetics of a given place and are, therefore, considered landscape features.

ISA Standards: *Pruning* standards promulgated by the International Society of Arboriculture (ISA).

Kitchen: Shall have the same definition as set forth in Chapter 2, Section 202 of the California Green Building Code, which states: "That portion in a dwelling unit that is a room or area used for cooking, food storage and preparation and washing dishes, including associated counter tops and cabinets, refrigerator, stove, ovens, and floor area." (See Section 8107-1.10.)

Low Barrier Navigation Center (LBNC): Shall have the same definition as set forth in Government Code section 65660(a), which states: " 'Low Barrier Navigation Center' means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. A Low Barrier Navigation Center may be non-congregate and relocatable. 'Low Barrier' means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- (2) Pets.
- (3) The storage of possessions.
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms." (See Section 8107-51.)

Mobilehome Park: Shall have the same definition as set forth in Health and Safety Code, section 18214. (See Sections 8107-7.1 and 8109-4.10.)

Motocross/OHV (Off-Highway Vehicle) Park: An activity involving two-wheeled motorized vehicles (limited to two-engine cylinders or less), conducted on a closed course, laid out over natural terrain, that may include left and right turns, hills, jumps and irregular terrain, and which does not include high-speed sections. (See Section 8107-22.)

Multiple Trunk Tree: A tree that has two or more trunks forking below 4 ½ feet above the uphill side of the *root crown*. (See Section 8107-25.)

Native Trees: Any trees indigenous to Ventura County not planted for *commercial agriculture*. (See Section 8107-25.)

Offsets: Methods of mitigation and/or replacement for the *alteration, felling, or removal* of a *protected tree*. (See Section 8107-25.)

On-Site Composting Activities, Accessory: Composting activities at residences, parks, community gardens, homeowners associations, residential planned developments, universities, schools, *hospitals*, golf courses, industrial parks, or other similar land *uses* where the purpose is to compost material generated on-site, in conjunction with any necessary bulking agents, additives, and amendments. Those operations which have less than 10 cubic yards of any combination of separated feedstock, actively decomposing compost, and *stabilized compost* or ground uncomposted material on *site* at any one time are small-scale, those with between 10 and 200 cubic yards are medium-scale, and those with more than 200 cubic yards are large-scale. This category does not include activities related to normal farming activities.

Open storage: The placement or keeping, in an area not fully enclosed by the walls of a *building*, of miscellaneous objects and materials accessory to the *principal use* of the property, including

inoperative motor vehicles, boats and trailers; *building materials*; reusable parts and equipment, and the like; but excluding trash, garbage and debris. (See Section 8107-1.6 for open storage accessory to *dwellings*, and Article 9 for other *uses* by zone.)

Overlay Zone: Any zone listed in Section 8104-7, Article 4 of this Chapter. An overlay zone creates a special zoning district, placed over an existing *base zone(s)*, which identifies special provisions in addition to those in the underlying *base zone*. The overlay zone can share common boundaries with the *base zone* or cut across *base zone* boundaries. (See Article 9 for specific overlay zone standards.)

Principal Use: The primary or main *use* on a *lot* to which other *uses* and *structures* are accessory.

Protected Trees: Any trees from among the species or any *heritage tree* or *historical tree* listed in Table 1 "Protected Trees" of the Tree Protection Ordinance, Section 8107-25 of this Chapter, with one or more differentiated trunks which meets the dimensional standards therein and which is situated on land with the applicable zoning shown on Table 1.

Pruning: The *removal* of all, or portions, of a tree's shoots, branches, limbs or roots. (See Section 8107-25.)

Qualified Tree Consultant: An individual who, through a combination of education, training, licenses and certificates for professional proficiency, and work experience can demonstrate to the satisfaction of the *Planning Director*, possesses the necessary skills and abilities to provide competent advice as called for by various provisions of the tree protection regulations of Section 8107-25.

Qualified Tree Trimmer: An individual who, to the satisfaction of the *Planning Director*, has certified that he or she has read and understands the tree protection regulations of Section 8107-25, the Tree Protection Guidelines, the I.S.A. Pruning Standards, is licensed to conduct business in Ventura County and has other applicable land use permits to conduct said business.

R-Zone: A residential zoning designation under this Chapter.

Recreational Vehicle Park: Shall have the same definition as set forth in Division 13, Part 2.3, Chapter 2, section 8862.39, of the California Health and Safety Code, which states: "(a) Any area or tract of land, or a separate designated section within a mobilehome park where two or more *lots* are rented, leased, or held out for *rent* or lease, or were formerly held out for *rent* or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate owners or users of *recreational vehicles*, camping cabins, or tents. (b) Notwithstanding subdivision (a), employee housing that has obtained a permit to operate pursuant to the Employee Housing Act (Part 1 (commencing with Section 17000)) and that both meets the criteria of Section 17021.6 and is comprised of two or more lots or units held out for lease or rent or provided as a term or condition of employment shall not be deemed a recreational vehicle park for the purposes of the requirement to obtain an initial or annual permit to operate or pay any fees related thereto required by this part." A "recreational vehicle park" is primarily for temporary use by *recreational vehicles* for which utility connections (sewer, water, electricity) are provided at the park. (See Section 8107-7.2.)

Recyclables Collection Center: An indoor or outdoor facility such as a buy-back center, a drop-off center, or a mobile unit, that occupies less than 500 square feet, and has a capacity of no more than 80 cubic yards, and that receives separated, nonhazardous, nonputrescible, recyclable or reusable materials—containing less than 10 percent unrecyclable residuals that shall be disposed in a waste disposal facility—generated off site and which may aggregate or sort these materials for the purpose of shipment off site. This definition does not apply to reverse *vending machines* that occupy less than 50 square feet per *principal use*. (See Section 8107-36.)

Recyclables Collection and Processing Facility: A facility that receives separated, nonhazardous, nonputrescible, recyclable or reusable materials, or receives unseparated loads, for the purpose of preparation for shipment off site. Loads received contain less than 10 percent unrecyclable

residuals that shall be disposed in a waste disposal facility. Processing may include separation, baling, crushing, cleaning, sorting, shredding, or chopping. This definition includes facilities that recycle construction and demolition debris and facilities that use recycled construction and demolition material to batch concrete and asphalt. This definition does not include automobile wrecking and *salvage yards*. (See Section 8107-36.)

Remove: To transplant a *protected tree* or carry away a fallen *protected tree* or its limbs. (See Section 8107-25.)

Residential Care Facility: A residential facility providing nonmedical or incidental medical services on a 24-hour basis or on a less-than-24 hour basis to people who are mentally ill, mentally handicapped, physically disabled, or elderly, or are dependent or neglected children, wards of the Juvenile Court, or other persons in need of *personal services*, supervision, or assistance essential for sustaining the activities of everyday living or for protection of the individual. Including within this definition are "*intermediate care facilities/ developmentally disabled-nursing*" and "*intermediate care facilities/developmentally disabled-habilitative*" with six or fewer beds, and congregate living health facilities, pursuant to the Health and Safety Code. (See Section 8107-53.)

Rooster: Shall have the same definition as set forth in Ventura County Ordinance Code, Division 4, Chapter 4, Article 9, Section 4494.2(g), which states: "Any male chicken that: (1) is six months old or older; or (2) has full adult plumage; or (3) is capable of crowing." (See Section 8107-2.3.)

Root Crown: The area of a tree where the trunk(s) meet the roots, sometimes called the collar of the tree. (See Section 8107-25.)

Root System: Unless otherwise demonstrated to the satisfaction of the *Planning Director* with a field investigation conducted by a certified arborist, the root system is the underground portion of a tree, as defined by inscribing a circle around the trunk of the tree using a radius equal to the farthest reach of the *dripline* plus 5 feet. The minimal radius to be used is 15 feet. (See Section 8107-25.)

Senior Mobilehome Park: A *mobilehome park* with a minimum of 10 spaces in which at least 80 percent of the occupied *mobilehomes* or manufactured homes are inhabited by, or intended for habitation by, at least one person who is 55 years of age or older. (See Section 8109-4.11.)

Clear Sight Triangle: The area of unobstructed visibility at street intersections or *driveways* that allows a driver to see approaching vehicles to the right or left. (See Section 8106-8.4.)

Stand-Alone Batch Plant: A facility where, following the cessation of *mining* operations at, or immediately adjacent to, the site due to the exhaustion of mineral resources, pre-processed mineral materials such as cement, aggregate, recycled construction materials, and petroleum products are imported from off site and are mixed together to create concrete or asphalt for use at construction sites. The following uses may be accessory to the batch plant operation: processing/recycling used concrete and asphalt construction materials, processing mined materials into product for a batch plant, trucking associated exclusively with the subject plant, stockpiling of materials used in the batching operation, offices and maintenance *buildings* and facilities for the operation. (See Section 8107-42.)

Stockpiling of Construction Related Debris and/or Fill Material for Non-Agricultural Operations: The depositing of inert materials from offsite onto land for temporary storage in non-agricultural operations until such time as it can be removed to another *site*. Such materials include soil, sand, rock, and broken concrete removed from construction *sites*, debris basins, landslides and the like. (See Section 8107-28.)

Supportive Housing: Shall have the same definition as set forth in Government Code section 65582(n), which states: "'Supportive Housing' means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving their health status, and

maximizing their ability to live and, when possible, work in the community." (See Section 8107-52.)

Temporary: A period of 30 days or less, unless otherwise specifically defined in this Chapter or in the conditions of a permit issued pursuant to this Chapter.

Timber Growing and Harvesting: Trees of any species maintained for eventual harvest for forest product or firewood purposes, which may or may not be part of an agricultural operation. Such trees can be planted or of a natural growth, standing or down, on privately or publicly owned land, including Christmas trees but excluding nursery stock. (See Section 8107-25.)

Transitional Housing: Shall have the same definition as set forth in Government Code section 65582(q), which states: " 'Transitional Housing' means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance." (See Section 8107-52.)

Transportation Services: Establishments primarily engaged in undertaking the transportation of goods and people for compensation, and which may in turn make use of other transportation establishments in effecting delivery. This definition includes *parking areas* for overnight truck storage, commercial truck fueling, and such establishments as commercial distribution services, freight forwarding services and freight agencies.

Tree Certification: Written documentation signed by a *qualified tree consultant*, as determined by the *Planning Director*, which states in a manner consistent with Section 8107-25 that there is no reasonable and appropriate alternative to *altering or removing* a given tree.

Tree Emergency: A situation in which a tree or its limbs are determined to pose an imminent threat to public safety, property or to the health of a *protected tree*. (See Section 8107-25.)

Tree Protected Zone: The surface and subsurface area within the *dripline* and extending a minimum of 5 feet outside the *dripline*, or 15 feet from the trunk of a tree, whichever is greater. (See Section 8107-25.)

Tree Row: A row of trees planted and presently used for the purpose of providing a shelter from wind for *commercial agriculture*; also known as a windbreak, or windrow. (See Section 8107-25.)

Inoperative Motor Vehicle: A vehicle that is abandoned, dismantled, wrecked, nonfunctional, unlicensed, unregistered, or any vehicle incapable of operating safely and legally on any highway, roadway, *public road or street*, or navigable waterway; or nonfunctional motorized equipment such as tractors and similar farm vehicles not intended for use on a *public road or street*. Vehicles with Certificates of Nonoperation issued by the Department of Motor Vehicles are not considered registered pursuant to this Chapter and are therefore inoperative motor vehicles.

Violation: The lack of compliance with a provision of Division 8, Chapter 1 of the Ventura County Ordinance Code or any term or condition of any permit, *entitlement*, or variance issued pursuant to this Chapter or any term or condition imposed and adopted as mitigation measures pursuant to CEQA. A violation may be considered to exist on a *lot* if an unpermitted *structure*, improvement, or condition associated with the *lot* obstructs or encroaches upon a separate *lot*.

Violator: Any person or entity that is the *permittee*, property owner, lessee, or occupant of the property on which a violation exists and/or that is responsible for creating, causing, or maintaining a violation on any property in whole or in part.

Waste Collection and Processing Activities to Mitigate an Emergency: Any waste collection, sorting, storage, handling, or processing activity that must be established promptly in response to an *emergency*—as determined by the *Planning Director*—to prevent or mitigate loss of, or damage to, life, health, property, or essential public services, and to maximize recovery of recyclable and

reusable materials. Such activities are often established in zones where they are not typically allowed. (See Section 8107-36.2.12.)

Waste Handling, Waste Disposal and Recycling Facilities: A category of facilities that receives, processes, salvages, transforms (e.g., burns), landfills, or transfers *mixed solid wastes*, recyclables, reusables, *hazardous wastes*, or *household hazardous wastes*. This category includes but is not limited to *recyclables collection centers*; *recyclables collection and processing facilities*; *temporary collection activities*; *recyclable household/CESQG hazardous waste collection facilities*; *household/CESQG hazardous waste collection facilities*; *hazardous waste collection, treatment and storage facilities*; *reuse salvage facilities*; *waste processing facilities*; *waste transfer stations*; *solid waste disposal facilities*; *oilfield waste disposal facilities*; *hazardous waste disposal facilities*; and *waste collection and processing activities to mitigate an emergency*. (See Section 8107-36.)

Waste Hauling Yard: A *transportation services* operation that specializes in transporting *mixed solid waste*, and may also transport recyclables, reusables, and other discards. (See Section 8107-36.5.)

Wet Bar: 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 counter top and sink with running water. (See Section 8107-1.10.)

Wholesale Nurseries for Propagation: Wholesale operations where plants, seeds, seedlings, trees and other horticultural materials, including *mulch*, bark, soil amendments, and inorganic mineral materials such as rocks, gravel, and decomposed granite, are sold to a wholesale distributor or to a retail outlet for resale to the public. This definition does not include landscape contracting operations, which are classified as *contractor service and storage yards*. (See Section 8107-20.5.3.)

Section 3

ARTICLE 3:

ESTABLISHMENT OF ZONES, BOUNDARIES AND MAPS

Article 3, Section 8103-0 – Purpose and Establishment of Zones and Minimum Lot Areas, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8103-0 - Establishment of Zones and Minimum Lot Areas

In order to classify, regulate, restrict, and segregate *uses* of land and *buildings*; to regulate the *height* and size of *buildings*; to regulate the area of yards and other open spaces around *buildings*; and to regulate the density of population, the following classes of *use base zones* are established along with their abbreviations and *minimum lot areas*. Alternative *minimum lot areas* may be established pursuant to Section 8103-1 et seq. of this Chapter. *Minimum lot area* requirements are expressed in "gross" area for land *uses* and *structures*. The *minimum lot area* for subdivision purposes is expressed in "net" area for *parcels* of less than 10 acres, and "gross" area for *parcels* of 10 acres or more.

Base Zones	Abbreviations	Minimum Lot Area ¹
Open Space – Parks and Recreation	OS-REC	10 acres
Open Space	OS	10 acres
Agricultural Exclusive	AE	40 acres
Rural Agricultural	RA	1 acre
Rural Exclusive	RE	10,000 sq. ft.
Single-Family Estate	RO	20,000 sq. ft.
Single-Family Residential	R1	6,000 sq. ft.

Two-Family Residential	R2	7,000 sq. ft.
Residential Planned Development	RPD	As Specified by Permit
Residential High Density	RHD	0.80 acre ²
Commercial Office	CO	No Requirement
Neighborhood Commercial	C1	No Requirement
Commercial Planned Development	CPD	No Requirement
Industrial Park	M1	10,000 sq. ft.
Limited Industrial	M2	10,000 sq. ft.
General Industrial	M3	10,000 sq. ft.
Timberland Preserve	TP	160 acres
Specific Plan	SP	Established by Plan
Residential	RES	OTSDC ³
Residential Mixed Use	R/MU	OTSDC ³
Town Center	TC	OTSDC ³
Industrial	IND	OTSDC ³
Overlay Zones ⁴	Abbreviations	Minimum Lot Area ¹
Scenic Resource Protection	SRP	Not Applicable
Mineral Resource Protection	MRP	Not Applicable
Community Business District	CBD	Not Applicable
Temporary Rental Unit Regulation	TRU	Not Applicable
Dark Sky	DKS	Not Applicable
Habitat Connectivity and Wildlife Corridors	HCWC	Not Applicable
Critical Wildlife Passage Areas	CWPA	Not Applicable

1. See Sections 8103-1.1, 8103-1.2, and 8103-2 of this Chapter for exceptions to *minimum lot area*.

2. (ADD. ORD. 4436 – 6/28/11)

3. As specified in Article 19, Old Town Satcoy Development Code (OTSDC). (ADD. ORD. 4479 – 9/22/15)

4. Refer to Article 9 (Standards for Specific Zones and Zone Types) for development standards applicable in *overlay zones*.

Article 3, Section 8103-2.2 – Public Safety Facilities and Minor Public Facilities, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8103-2.2 - Public Safety Facilities and Minor Public Facilities

There shall be no *minimum lot area* for the following:

- a. A *lot* held by a public agency for present or future use or is dedicated to a public agency for such use; and
- b. A *lot* that contains public facilities owned or operated by a public agency in connection with the provision of water, sewer, or communication services (e.g., sewer pump stations, wireless communication facilities) or a lot that contains other public health and safety facilities owned or operated by a public agency, during the period of time that the *lot* is held by the public agency for present or future use, or is dedicated to a public agency for such use. Any *lot* which is held by a public agency may not be used for any purpose other than as a site for such types of public facilities.

Section 4

ARTICLE 4: PURPOSES OF ZONES

Article 4, Section 8104-1.2 – Agricultural Exclusive (AE) Zone, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8104-1.2 - Agricultural Exclusive (AE) Zone

The purpose of this zone is to:

- a. Preserve and protect agricultural land, as a non-renewable resource, within the unincorporated area that is critical to the maintenance of the local agricultural economy and is important to the state and nation for the production of food, fiber, and ornamentals.
- b. Promote the economic viability of agricultural lands by assisting agricultural producers and support long-term investments in agriculture.
- c. Maintain agricultural lands in lot areas which will assure that viable farming units are retained.
- d. Restrict agricultural land to farming and related uses rather than other development purposes.
- e. Restrict the introduction of conflicting uses into farming areas.

Article 4, Section 8104-2 – Rural Residential Zones, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8104-2 - Rural Residential Zones

The purpose of the rural residential zones is to recognize and plan for low-density, large-lot development and other compatible uses in a rural setting.

Article 4, Section 8104-3 – Urban Residential Zones, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8104-3 - Urban Residential Zones

The purpose of the urban residential zones is to ensure that existing and future land use patterns result in cohesive and consolidated neighborhoods.

Article 4, Section 8104-3.3 – Residential Planned Development (RPD) Zone, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8104-3.3 - Residential Planned Development (RPD) Zone

The purpose of this zone is to provide areas for residential communities which will be developed using modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site. This zone provides a flexible regulatory procedure in order to encourage:

- a. Compatibility with existing or potential development of surrounding areas;
- b. An efficient use of land particularly through the clustering of *dwelling units* and the preservation of the natural features of *sites*;
- c. Variety and innovation in *site* design, density and housing unit options, including garden apartments, townhouses, co-housing developments, and *single-family dwellings*;
- d. Lower housing costs through the reduction of street and utility networks; and

- e. A more varied, attractive and energy-efficient living environment as well as greater opportunities for recreation than would be possible under other zone classifications.

Article 4, Section 8104 – Commercial Zones, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8104-4 - Commercial Zones

The purpose of the commercial zones is to provide a range of commercial uses in urban areas and Existing Communities that fulfill the daily needs of residents and visitors.

Article 4, Section 8104-3 – Commercial Planned Development (CPD) Zone, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8104-4.3 - Commercial Planned Development (CPD) Zone

The purpose of this zone is to provide areas for vibrant commercial centers which will be developed using modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site. This zone provides a flexible regulatory procedure to encourage the development of coordinated, innovative and efficient commercial *sites* and to provide areas for a wide range of commercial retail and business *uses*, including *stores*, shops and offices supplying commodities or performing services for the surrounding community.

Article 4, Section 8104-5 – Industrial Zones, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8104-5 - Industrial Zones

The purpose of the industrial zones is to provide for a range of industrial employment-generating uses, including production, assembly, warehousing, and distribution, that are conducted within enclosed buildings or in appropriately sited and screened outdoor work spaces that are designed for compatibility with surrounding land *uses*.

Article 4, Section 8104-7.7 – Habitat Connectivity and Wildlife Corridors Overlay Zone, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8104-7.7 – Habitat Connectivity and Wildlife Corridors (HCWC) Overlay Zone

The general purposes of this *overlay zone* are to preserve *functional connectivity* for wildlife and *vegetation* throughout the *overlay zone* by minimizing direct and indirect barriers, minimizing loss of *vegetation* and habitat fragmentation and minimizing impacts to those areas that are narrow, impacted or otherwise tenuous with respect to wildlife movement. More specifically, the purposes of the HCWC *Overlay Zone* include the following:

- a. Minimize the indirect impacts to wildlife created by *outdoor lighting*, such as disorientation of nocturnal species and the disruption of mating, feeding, migrating, and the predator-prey balance.
- b. Preserve the *functional connectivity* and habitat quality of *surface water features*, due to the vital role they play in providing refuge and resources for wildlife.
- c. Protect and enhance *wildlife crossing structures* to help facilitate safe wildlife passage.
- d. Minimize the introduction of *invasive plants*, which can increase fire risk, reduce water availability, accelerate erosion and flooding, and diminish biodiversity within an ecosystem.
- e. Minimize *wildlife impermeable fencing*, which can create barriers to food and water, shelter, and breeding access to unrelated members of the same species needed to maintain genetic diversity.

Article 4, Section 8104-7.8 – Critical Wildlife Passage Areas (CWPA) Overlay Zone, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8104-7.8 – Critical Wildlife Passage Areas (CWPA) Overlay Zone

There are three critical wildlife passage areas that are located entirely within the boundaries of the larger Habitat Connectivity and Wildlife Corridors *overlay zone*. These areas are particularly critical for facilitating wildlife movement due to any of the following: (1) the existence of intact native habitat or other habitat with important beneficial values for wildlife; 2) proximity to water bodies or ridgelines; 3) proximity to critical roadway crossings; 4) likelihood of encroachment by future development which could easily disturb wildlife movement and plant dispersal; or 5) presence of non-urbanized or undeveloped lands within a geographic location that connects core habitats at a regional scale.

Section 5

ARTICLE 5:

USES AND STRUCTURES BY ZONE

Article 5, Section 8105-0 – Purpose, of the Ventura County Ordinance Code, pertaining to the matrix of uses and structures by zone, is hereby amended to read as follows:




Sec. 8105-0 - Purpose

Sections 8105-4 and 8105-5 of this Chapter list in matrix form the land *uses* and *structures* that are allowed in each zone, and indicate the type of land *use entitlement* required to establish a particular *use* or construct or erect a *structure* in that zone. Land *uses* and *structures* permitted herein may also require additional licensing and permitting from other local, state, or federal government agencies.

Article 5, Section 8105-1.1 – Key to Matrices, of the Ventura County Ordinance Code, pertaining to the matrix of uses and structures by zone, is hereby amended to read as follows:

Sec. 8105-1.1 - Key to Matrices

The matrices of Sections 8105-4 and 8105-5 of this Chapter contain the following acronyms that indicate the type of permit required for *uses* and *structures* allowed in each zone. The matrices also contain the following distinct colors indicating *uses* and *structures* that are not allowed in zones, *uses* and *structures* that are exempt from permitting requirements, and the *decision-making authority* for each required permit:

E = Exempt	ZCW = Zoning Clearance with signed waivers	 Not Allowed	Exempt	Approved by Planning Director or Designee	 Approved by Planning Commission	 Approved by Board of Supervisors
ZC = Zoning Clearance unless specifically exempted	PD = Planned Development Permit CUP = Conditional Use Permit					

Article 5, Section 8105-1.2, of the Ventura County Ordinance Code, pertaining to italicized notes in the zoning ordinance under Section 8105-1 (Use of Matrices) is hereby amended to read as follows:

Sec. 8105-1.2 – Multiple Principal Uses

More than one *principal use* may legally exist on a *lot* (e.g., *agriculture*, oil and gas production, *dwellings*.)

Article 5, Section 8105-1.3, of the Ventura County Ordinance Code, pertaining to permit requirements for specific uses and structures in the matrices, under Section 8105-1 (Use of Matrices), is hereby amended to read as follows:

Sec. 8105-1.3 – Uses and Structures Listed in Matrices and Required Permits

- a. No *use* or *structure* is allowed unless expressly listed in Sections 8105-4 and 8105-5 (“matrices”) or determined to be an equivalent *use* or *structure* in accordance with Section 8105-2 or Section 8101-4.10 of this Chapter.
- b. Prior to the commencement of any new *use* or construction of any *structures* listed in the matrices, the required permit identified in the matrices (i.e., Planned Development Permit, Conditional Use Permit, Zoning Clearance) for the proposed *use* or *structure* shall be obtained, or when applicable, modification of an existing discretionary permit shall be approved to authorize new *uses* or *structures* associated with an existing project pursuant to Section 8111-6 of this Chapter.
- c. Each *use* or *structure* is subject to all of the provisions of this Chapter even if it is listed in the matrices as exempt from a permit.

Article 5, Section 8105-1.4, of the Ventura County Ordinance Code, pertaining to changing type style in the matrices, under Section 8105-1 (Use of Matrices), is hereby amended to read as follows:

Sec. 8105-1.4 – Format of Matrices

The matrices of Sections 8105-4 and 8105-5 follow a specific format. When a *use* or *structure* is indented in these matrices, it indicates that the indented line item is a subcategory of the line item that appears directly above it.

Article 5, Section 8105-1.5, of the Ventura County Ordinance Code, pertaining to accessory uses listed as principal uses in the matrices, under Section 8105-1 (Use of Matrices) is hereby amended to read as follows:

Sec. 8105-1.5 – Accessory Uses

- a. If an *accessory use* is listed in Sections 8105-4 or 8105-5 as a *principal use*, it shall be processed in accordance with the requirements for the *principal use*.
- b. An *accessory use* that is not permitted in the same zone as the *principal use* may only be allowed if the *applicant* demonstrates to the *decision-making authority* that the *accessory use* is customarily incidental, appropriate, and subordinate to the *use* of the principal *building* or to the *principal use* of the *lot*. The *applicant* must provide objective evidence to support this demonstration and the *decision-making authority* must make a finding that, as conditioned, the *accessory use* is and will remain customarily incidental, appropriate, and subordinate to the principally permitted *use*.

Article 5, Section 8105-1.7, of the Ventura County Ordinance Code, pertaining to prohibited uses and structures in unincorporated Ventura County, is hereby amended to read as follows:

Sec. 8105-1.7 – Prohibited Uses and Structures

The following list of specifically prohibited *uses* and *structures* is provided for informational purposes, and is not intended to be comprehensive:

- a. Nuclear power plants;
- b. Public polo events;
- c. Racetracks for horses;
- d. Stadiums; and

- e. The parking or storage of motor vehicles, equipment, materials, miscellaneous objects, and the placement of *structures* on vacant land containing no legally established *principal use*.

Article 5, Section 8105-2 - Equivalent Uses Not Listed, Section 8105-2.1, and Section 8105-2.2, of the Ventura County Ordinance Code, pertaining to uses and structures not listed in the use matrix, is hereby amended to read as follows:

Sec. 8105-2 - Equivalent Uses and Structures Not Listed in Matrices

- a. If a proposed land *use* or *structure* is not listed in the matrices of Section 8105-4 or Section 8105-5, the *Planning Director* shall review the proposal upon written request and shall determine which listed use or structure, if any, is most equivalent to the proposed unlisted use or structure based on its characteristics.
- b. The type of permit, the *decision-making authority* and the allowable zoning designations of the equivalent *use* or *structure* listed in the matrices of Section 8105-4 or Section 8105-5 shall be the same for the proposed *use* or *structure*.
- c. The Planning Division shall record the *Planning Director* determinations that specific unlisted *uses* or *structures* are equivalent to *uses* or *structures* listed in the matrices of Section 8105-4 or Section 8105-5. These determinations shall be considered for inclusion in the next scheduled update to this Chapter.

Article 5, Section 8105-3 – Allowed Uses Exempt from Planning Entitlements, of the Ventura County Ordinance Code, pertaining to uses and structures in the use matrix, is hereby amended to read as follows:

Sec. 8105-3 - Allowed Uses or Structures Exempt From Planning Entitlements

Exempted *uses* or *structures* do not require a Planning Division-issued *entitlement* if the *uses* or *structures* meet and are maintained in accordance with, the applicable provisions of this Chapter.

Article 5, Section 8105-4 - Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones, of the Ventura County Ordinance Code is hereby amended to read as follows with respect to only the specific below-stated land uses:

See use matrix on following page.

Sec. 8105-4 – Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
AGRICULTURE AND AGRICULTURAL OPERATIONS												
<i>Animal Husbandry</i>												
<i>Domestic Animals Per Art. 7</i>	E	E	E	E	E	E						
more domestic animals than are permitted by art. 7 (excluding the keeping of roosters – see sec. 8107-2.3) (3, 19, 53)	CUP	CUP	CUP	CUP	CUP	CUP						
Reduced Setbacks for Animals (Excluding the Keeping of Roosters– See Sec. 8107-2.3) Per Table 2, Sec. 8107-2.5.1 (16, 53)	ZCW	ZCW	ZCW	ZCW	ZCW	ZCW						
Apiculture (Other than Backyard Beekeeping) See Sec. 8107-2.6.1 (2, 15, 56)	E	E	E	E							E	
Aquaculture/Aquiculture (15)	CUP	CUP	CUP	CUP	CUP							
Insectaries for Pest Control (3, 6, 15)	See Principal Structures Related to Agriculture											
Vermiculture * (16)												
up to 5,000 sq. ft. of open beds	ZC	ZC	ZC	ZC	ZC	ZC					ZC	
over 5,000 sq. ft. of open beds		CUP	CUP	CUP	CUP							
Wild Animals, Not Inherently Dangerous * (16, 19)		CUP	CUP	CUP	CUP	CUP						
Inherently Dangerous Animals (16)		CUP	CUP									
Agricultural Contractor Service and Storage Yards and Buildings (15, 19)		CUP	CUP	CUP								
Agricultural Fumigation Service and Storage Yards and Buildings		CUP	CUP									

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
Processing of Locally Grown Food * (62)												
Up to 20,000 sq. ft. in area		ZC	ZC	CUP								

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
not meeting standards of section 8107-21.3.2(b)		CUP	CUP	CUP								
Over 20,000 sq. ft. to 3 acres in area		CUP	CUP	CUP								
Slaughterhouses, meatpacking and fish processing plants		CUP	CUP	CUP								
Requiring a new package sewage treatment plant for wastewater		CUP	CUP	CUP								
Crop and Orchard Production (6,12,42,54)	Exempt (See Sec. 9600 et seq. of the Ventura County Ordinance Code for regulations pertaining to industrial hemp cultivation.)											
Packing, Storing or Preliminary Processing Involving No Structures	E	E	E	E	E						E	
Timber Growing and Harvesting, and Compatible Uses												
protected trees	Pursuant to Articles 7 and 9											
other trees	E	E	E	E	E						E	
Principal Structures Related to Agriculture (Greenhouses, Hothouses, Structures for Prelim. Packing, Storing and Preserving Produce and Similar Structures; Cumulative GFA Per Legal Lot) Except Agricultural Shade/Mist Structures and Hoop Houses* (See below and Secs. 8106-6.4 and 8107-20) (15)												
up to 1,000 sq. ft. (6)	ZC	ZC	ZC	ZC	ZC						ZC	
over 1,000 sq. ft. to 20,000 sq. ft. (15)	ZC	ZC	ZC	CUP								
over 20,000 sq. ft. to 100,000 sq. ft.	CUP	CUP	CUP	CUP								
over 100,000 sq. ft. (6)	CUP	CUP	CUP									
Wineries (Including Processing, Bottling and Storing)(2, 15)												
up to 2,000 sq. ft. structure	ZC	ZC	ZC	ZC								
over 2,000 to 20,000 sq. ft. structure		CUP	CUP	CUP								
over 20,000 sq. ft. structure		CUP	CUP	CUP								
with public tours or tasting rooms	CUP	CUP	CUP	CUP								

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
AGRICULTURE AND AGRICULTURAL OPERATIONS, ACCESSORY USES AND STRUCTURES TO (15)												
<i>Accessory Structures Related to Agriculture, Animal Husbandry and Animal Keeping *</i> (e.g., Barns, Storage Buildings, Sheds; Cumulative GFA Per Legal Lot) (15, 25)												
Up to 2,000 sq. ft. (15, 25)	ZC	ZC	ZC	ZC	ZC	ZC	ZC		ZC		ZC	
Over 2,000 sq. ft. to 5,000 sq. ft. (15, 25)	ZC	ZC	ZC	CUP	CUP	CUP	CUP		CUP		CUP	
Over 5,000 sq. ft. to 20,000 sq. ft. (25)	ZC	ZC	ZC	CUP								
Over 20,000 sq. ft. to 100,000 sq. ft. (25)		CUP	CUP									
Over 100,000 sq. ft. (25)		CUP	CUP									
Exceeding <i>Height Limits</i> (25)		PD	PD	PD								
Agricultural Offices * (7, 19, 25)	See Sec. 8107-20.3											
Accessory Bathrooms * (See Sec. 8107-1.9) (25)	ZC	ZC	ZC	ZC								

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
AGRICULTURE AND AGRICULTURAL OPERATIONS, ACCESSORY USES AND STRUCTURES TO (15)												
On-Site Composting Activities, Accessory to Agricultural Operations	E	E	E	E							E	
Seasonal Sales of Christmas Trees and Pumpkins, Per Sec. 8107-13 *	ZC	ZC	ZC	ZC							ZC	

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
AGRICULTURE AND AGRICULTURAL OPERATIONS, ACCESSORY USES AND STRUCTURES TO (15)												
<i>Agricultural Sales Facilities</i> (See Sec. 8107-20.5) * (16, 19)												
<u>Small Facilities</u> : Up to 400 sq. ft. <i>GFA building</i> , (max.1,000 sq. ft. of outdoor sales/display area), Meeting Standards of Secs. 8107-20.5 and 8107-20.5.1 (25)	ZC	ZC	ZC	ZC							ZC	
utilizing standards of secs. 8107-20.5.1(a) – (d), and 8107-20.5.2(d) (25)		CUP	CUP	CUP								
<u>Large Facilities</u> : Over 400 to 2,000 sq. ft. <i>GFA Building</i> (max. 5,000 sq. ft. of combined indoor/outdoor sales/display area) Per Secs. 8107-20.5 and 8107-20.5.2 (25)		CUP	CUP	CUP								
<u>Large Facilities</u> : Over 2,000 to 5,000 sq. ft. <i>GFA Building</i> (max. 5,000 sq. ft. of combined indoor/outdoor sales/display area) Per Secs. 8107-20.5 and 8107-20.5.2 (25)		CUP	CUP	CUP								
<i>Wholesale Nurseries for Propagation</i> , Per Sec. 8107-20.5.3.) *(26, 34)												
With Sales Facilities Up to 500 sq. ft.	ZC	ZC	ZC	ZC								
With Sales Facilities Over 500 to 2,000 sq. ft. (26, 34)		CUP	CUP	CUP								
With Sales Facilities Over 2,000 to 5,000 sq. ft. (26, 34)		CUP	CUP	CUP								
With Sales of Non-Agricultural Items or Materials, Per Sec. 8107-20.5.3 (26, 34)		CUP	CUP	CUP								

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
<i>Agricultural Shade/Mist Structures</i> (See Sec. 8107-20.2),* (16, 25, 34)												
Up to 1,000 sq. ft. (25)	ZC	ZC	ZC	ZC	ZC						ZC	
Over 1,000 sq. ft. to 20,000 sq. ft. (25)	ZC	ZC	ZC	ZC	CUP							
Up to 15% of Legal Lot Area or Over 20,000 sq. ft. (Whichever is Greater) (25)	ZC	ZC	ZC	CUP								
Over 15% of lot area (25)	CUP	CUP	CUP									
<i>Hoop Houses Meeting Criteria of Sec. 8107-20.4*</i>	E	E	E	E	E						E	
<i>Agricultural Wind Generation Machines</i> (See Sec. 8106-6.4)	ZC	ZC	ZC	ZC							ZC	
<i>Agricultural Worker Housing</i> (55)		See Sec. 8107-41										
<i>Farmworker Dwelling Units*</i> (15, 25, 55)												
maximum of 4 dwelling units		ZC	ZC	ZC							ZC	
not meeting standards established by Sec. 8107-41.3.2		PD	PD	PD							PD	
<i>Animal Caretaker Dwelling Units*</i> (26, 55)												
maximum of 4 dwelling units	ZC	ZC	ZC	ZC							ZC	
not meeting standards established by Sec. 8107-41.3.2	PD	PD	PD	PD							PD	
<i>Farmworker and Animal Caretaker Temporary Trailers</i> (55)	ZC	ZC	ZC									
<i>Animal Shade Structures, Portable,</i> (See Sec. 8107-2.2.1(b).)* (26)												
Up to 500 sq. ft. (26)	ZC	ZC	ZC	ZC	ZC	ZC					ZC	
Over 500 sq. ft. to 1,000 sq. ft. (26)	ZC	ZC	ZC	ZC	CUP	CUP					CUP	
Over 1,000 sq. ft. to 10,000 sq. ft. (26)	ZC	ZC	ZC	ZC	CUP							
Up to 7.5% of Legal Lot Area or Over 10,000 sq. ft. (Whichever is Greater) (26)	ZC	ZC	ZC	CUP	CUP							
Up to 15% of Legal Lot Area or Over 20,000 sq. ft. (Whichever is Greater), Permeable Structures Only (26)		CUP	CUP	CUP								
Over 15% of Legal Lot Area, Permeable Structures Only (26)		CUP	CUP									

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
AGRICULTURE AND AGRICULTURAL OPERATIONS, ACCESSORY USES AND STRUCTURES TO (15)												
Over 7.5% of <i>Legal Lot Area</i> , Impermeable Structures only (26)		CUP	CUP	CUP	CUP						CUP	
Freestanding <i>Light Fixtures</i> Per Sec. 8106-8.6.												
Over 2 ft. to 20 ft. Tall	ZC	ZC	ZC	ZC	ZC						ZC	
Over 20 ft. to 35 ft. Tall	PD	PD	PD	PD	PD						PD	
Patios, Paving and Decks Not Exceeding 30 in. Above Finished <i>Grade</i> , Per Art. 6	E	E	E	E	E						E	
<i>Open Storage</i> (6, 15, 25)	E	E	E	E	E						E	

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
ANIMAL KEEPING, NON-HUSBANDRY (6, 2, 15)												
Horses and Other <i>Equines</i> Per Art. 7 (15)	E	E	E	E	E	E	CUP		E		E	
More Horses and Other <i>Equines</i> Than Are Permitted By Art. 7 (15, 53)	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
ANIMAL KEEPING, NON-HUSBANDRY, ACCESSORY STRUCTURES TO	See Land Use Categories: Agriculture and Agricultural Operations, Accessory Uses and Structures To; Animal Shade Structures, Portable; and Animal Caretaker Dwelling Units.											

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
BED-AND-BREAKFAST INNS* (2) (35)		CUP	CUP	CUP	CUP		CUP	CUP	CUP			
CARE FACILITIES (SEE ALSO H. & S. C. AND W. & I. C.)												
<i>Day Care Centers (19)</i>				CUP	CUP		CUP	CUP	CUP			
<i>Family Day Care Home (28, 42)</i>		E	E	E	E	E	E	E	E	E		
<i>Intermediate Care of 7 or More Persons (2, 42)</i>				CUP	CUP		CUP	CUP	CUP	CUP		
<i>Residential Care of 6 or Fewer Persons (42)</i>		ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD	PD		
<i>Residential Care of 7 or More Persons (7)</i>				CUP	CUP		CUP	CUP	CUP			
CEMETERIES (INCLUDING INDOOR AND OUTDOOR ASSEMBLY)		PD		PD	PD	PD	PD	PD	PD			
Accessory Crematories, Columbaria and Mausoleums		CUP		CUP	CUP							
Cemeteries Existing Prior to January 1, 1994 May Expand Subject to a Permit Modification or a Planning Commission-approved Planned Development Permit			PD									
COMMUNICATIONS FACILITIES * (15, 46)												
<i>Non-Commercial Antenna, Ground-Mounted (45)</i>	This use only applies if the facility is an accessory structure to a dwelling, as outlined in Secs. 8106-7.1 and 8107-1.1. For other types of Non-Commercial Antenna, see the Land Use Category: Wireless Communication Facility.											
Up to 40 ft. in Height (16, 19, 42, 46) (See Sec. 8107-1.1)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Over 40 ft. to 75 ft. in Height	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Wireless Communication Facility (45)												
<i>Stealth Facilities (Building-Concealed, Flush-Mounted, etc.) 80 ft. or Less in Height (See Sec. 8107-45.4) (45)</i>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
<i>Non-Stealth Facilities, 50 ft. or Less in Height (45)</i>	CUP	CUP	CUP	CUP	CUP	CUP					CUP	
<i>Non-Stealth Facilities, Over 50 ft. in Height, or Stealth Facilities Over 80 ft. in Height (See Sec. 8107-45.4(f.)) (45)</i>	CUP	CUP	CUP	CUP	CUP	CUP					CUP	

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
CULTURAL/HISTORIC USES AND STRUCTURES (29)												
<i>Cultural Heritage Sites with Deviations from Ordinance Requirements and Standards *</i> (29)	Pursuant to Sec. 8107-37											
<i>Historic Repository*</i> (29) (40)				CUP	CUP							
<i>Interpretive Centers *</i> (29)	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP			
DWELLINGS (43)												
<i>Single-Family Dwelling</i> (If in RPD Zone, see Sec. 8109-1.2.2(a).)		ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		ZC	
<i>Employee Housing</i> (55)	See Sec. 8107-26											
<i>Agricultural Employee Housing</i>												
maximum of 4 dwelling units	ZC	ZC	ZC	ZC							ZC	
more than 4 dwelling units or not meeting standards established by sec. 8107-26.3	PD	PD	PD	PD							PD	
<i>Other Employee Housing</i> (6 or Fewer Employees)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD		ZC	
DWELLINGS, ACCESSORY STRUCTURES AND BUILDINGS TO (3, 15, 19, 27)												
<i>For Human Habitation:</i> (3, 19)												
Temporary Housing During Construction* (19, 42, 50)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Temporary Housing Prior to Reconstruction After a Disaster*	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
DWELLINGS, ACCESSORY STRUCTURES AND BUILDINGS TO (3, 15, 19, 27)												
<i>Not For Human Habitation or For Agricultural, Animal Husbandry and Animal Keeping Purposes</i> (e.g., Garage, Storage Building): (3, 15, 19, 27)												
Up to 2,000 sq. ft. GFA Per Legal Lot (3, 6, 19, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Over 2,000 sq. ft. GFA Per Legal Lot (3, 6, 15, 19, 42)		PD	PD	PD	PD	PD	PD	PD	PD	ZC		
Exceeds Allowable Height Limits of Principal Structure Per Sec. 8106-1.1 (18, 42)		PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS- REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
DWELLINGS, ACCESSORY STRUCTURES AND BUILDINGS TO (3, 15, 19, 27)												
Not For <i>Human Habitation</i> or For Agricultural, <i>Animal Husbandry</i> , and <i>Animal Keeping</i> Purposes (e.g., <i>Garage</i> , <i>Storage Building</i>): (3, 15, 19, 27)												
Accessory Bathrooms * (18, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Heating and Cooling Equipment, Emergency Backup Generators, Backup Battery Packs, and the Like (See Sec. 8106-5.5) (57)	E	E	E	E	E	E	E	E	E	E	E	
Freestanding <i>Light Fixtures</i> Per Sec. 8106-8.6.												
over 2 ft. to 20 ft. tall	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
over 20 ft. to 35 ft. tall	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	
Bicycle and Skate <i>Structures</i> , Meeting Standards of Sec. 8107-23 *		ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
exceeds standards of sec. 8107-23 (42)		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Patios, Paving and Decks Not Exceeding 30 in. Above Finished <i>Grade</i> (See Sec. 8106-5.) (18, 42)	E	E	E	E	E	E	E	E	E	E	E	
Play <i>Structures</i> , Outdoor Furniture, Mailboxes and Similar <i>Structures</i> Exempt From Setback Requirements of Art. 6 (18, 42)	E	E	E	E	E	E	E	E	E	E	E	
Swimming, Wading and Ornamental Pools (18, 42)												
less than 18-inch depth capacity (18, 42)	E	E	E	E	E	E	E	E	E	E	E	
18-inch depth capacity or more	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Soil and Geologic Testing for Water Wells, Foundations, Septic Systems and Similar Construction (18, 42)	E	E	E	E	E	E	E	E	E	E	E	
within an <i>overlay zone</i> with <i>native vegetation</i> removal or <i>grading</i>	Pursuant to Article 9											

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
DWELLINGS, ACCESSORY USES TO												
<i>Animal Keeping, Non-husbandry*</i>												
<i>Apiculture (Backyard Beekeeping) See Sec. 8107-2.6.2* (57)</i>	E	E	E	E	E	E	E	E	E	E	E	
<i>Equines and Other Domestic Animals * (19)</i>	E	E	E	E	E	E	CUP		E		E	
more equines and other domestic animals than are permitted by art. 7 (excluding the keeping of roosters – see sec. 8107-2.3) (3, 15, 53)	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	
<i>Pet Animals Meeting Standards of Art. 7 (42)</i>	E	E	E	E	E	E	E	E	E	E	E	
more pet animals than are permitted by art. 7 (3, 15)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	
<i>Wild Animals as Pets (See Sec. 8107-2.2.7) (15)</i>	ZC	ZC	ZC	ZC	ZC	ZC	ZC		ZC		ZC	
more wild animals than are permitted by art. 7 (16)		CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	
<i>Inherently Dangerous Animals</i>												
<i>Youth Projects, (Excluding the Keeping of Roosters) * (16)</i>		ZCW	ZCW	ZCW	ZCW	ZCW	ZCW		ZCW		ZCW	
rooster youth projects and rooster hobbyists (see secs. 8107-2.3 and -2.5.5)* (53)		ZCW	ZCW	ZCW	ZCW	ZCW			ZCW		ZCW	
Commercial Uses, Accessory, in RPD Zone Only (See Sec. 8109-1.2.2(b)(5) * (4)									PD			
<i>Garage and Yard Sales (See Sec. 8107-1.11.) (42)</i>	E	E	E	E	E	E	E	E	E	E	E	
<i>Home Occupations, Meeting Standards of Sec. 8107-1.2 * (3, 42)</i>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
<i>Homeshare * (48) (See Sec. 8109-4.6)</i>		E	E	E	E	E	E	E	E	E	E	ZC
<i>Open Storage, Per Secs. 8107-1.6 and 8107-27 * (19, 42)</i>	E	E	E	E	E	E	E	E	E	E	E	
<i>Short-Term Rentals* (48) (See Sec. 8109-4.6.)</i>		E	E	E	E	E	E	E	E	E	E	

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-RE C	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
EDUCATION AND TRAINING												
Colleges and Universities (40)				CUP								
Schools: PreK – 12 (Boarding and Nonboarding)				CUP	CUP	CUP	CUP	CUP	CUP			
FENCES, GATES, WALLS, AND HORIZONTAL FEATURES (SEE SEC. 8106-8.1.) (42, 56)												
7 ft. in Height or Less	E	E	E	E	E	E	E	E	E	E	E	
Over 7 ft. in Height (18, 42, 56)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Horizontal Feature, With or Without a Vehicle Access Gate, Per Sec. 8106-8.1.1(c)(1)(vii)		ZC	ZC									
Wildlife Impermeable Fencing In Overlay Zone* (51)	Pursuant to Article 9											
FILMING ACTIVITIES * (2, 15)												
Filming Activities, Permanent												
Filming Activities, Temporary	CUP	CUP	CUP	CUP	CUP							
Filming Activities, Occasional For Current News Programs/ Noncommercial Personal Use (42)	E	E	E	E	E	E	E	E	E	E	E	
Filming Activities, Occasional Solely for Noncommercial Student Projects Where Neighborhood Waivers Are Not Required Per Sec. 8107-11.1	E	E	E	E	E	E	E	E	E	E	E	
Filming Activities, Occasional, Per Sec. 8107-11.1 (42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Filming Activities, Occasional, Per Sec. 8107-11.2	ZCW	ZCW	ZCW	ZCW	ZCW	ZCW	ZCW					
Filming Activities, Occasional, Not Meeting Standards Per Sec. 8107-11.3 (18)	CUP	CUP	CUP	CUP	CUP	CUP	CUP					
GOVERNMENT BUILDINGS (2) (40)			CUP	CUP	CUP	CUP	CUP	CUP	CUP			

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
MAINTENANCE, ROUTINE/MINOR REPAIRS TO BUILDINGS, NO STRUCTURAL ALTERATIONS (42)	E	E	E	E	E	E	E	E	E	E	E	
If Designated <i>Cultural Heritage</i> Site Per Sec. 8111-1.1.1(a)(4), (a)(5), and (b)(10)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
MINERAL RESOURCE DEVELOPMENT * (1)												
<i>Mining and Accessory Uses</i> (See Sec. 8107-9.) * (1)		CUP	CUP	CUP								
Less Than 1 Year in Duration (1, 22)		CUP	CUP	CUP	CUP							
<i>Public Works Maintenance</i> (1,22,36)		E	E	E	E	E	E	E	E		E	
<i>Reclamation Plan</i> (22)		Following a public hearing where a reclamation plan is required per SMARA in conjunction with a land use entitlement										
<i>Mining, Agricultural Site</i> (See Sec. 8107-9.8.) * (22)		ZCW	ZCW									
<i>Oil and Gas Exploration and Production</i> (See Sec. 8107-5.) * (7)		CUP	CUP	CUP	CUP							
<i>Exploration Drilling</i> (Testing Only)		CUP	CUP	CUP	CUP						CUP	
MOBILE FOOD FACILITIES * (18, 42)	Pursuant to Sec. 8107-30											
MOBILEHOME PARKS *				PD	PD	PD	PD	PD	PD			
ORGANICS PROCESSING OPERATIONS (COMPOSTING, VERMICOMPOSTING, CHIPPING AND GRINDING) (24)												
<i>Biosolids Composting Operations</i> * (24)		CUP										
<i>Commercial Organics Processing Operations</i> * (24)												
Small-Scale (Up to 200 Cubic Yards) * (24)		ZC	CUP	ZC	CUP						ZC	
Medium-Scale (Over 200 Cubic Yards to 1,000 Cubic) * (24)		CUP	CUP	CUP							CUP	
Large-Scale (Over 1,000 Cubic Yards) * (24)		CUP	CUP	CUP							CUP	
PUBLIC SERVICE/UTILITY FACILITIES (27)												
Public Service/Utility Offices and Service Yards (28)		CUP			CUP							
<i>Small Utility Structures</i> (17)	E	E	E	E	E	E	E	E	E		E	

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
RADIO STATIONS WITH STUDIOS EXISTING PRIOR TO JANUARY 1, 1994 (EXPANSION OF)		CUP	CUP									
RECREATION AND PARKS (40)												
<i>Athletic Field (59)</i>	PD	PD			PD	PD	PD	PD	PD			
With Night Lighting (18, 27)					PD	PD	PD	PD	PD			
<i>Botanic Gardens and Arboreta *</i> (35)	CUP	CUP										
<i>Camps *</i> (8) (35)	CUP	CUP		CUP	CUP							
<i>Campgrounds *</i> (8)	CUP	CUP		CUP	CUP							
<i>Geothermal Spas With or Without Accessory Commercial Eating Establishments (7)</i>		CUP										
<i>Golf Courses and/or Driving Ranges, Except Miniature Golf (See Sec. 8107-8.) (15)</i>		CUP		CUP	CUP	CUP	CUP	CUP	CUP			
<i>Motocross/Off-Highway Vehicle (OHV) Parks (See Sec. 8107-22.)* (17)</i>		CUP										
<i>Parks, Natural (6, 59)</i>	ZC	ZC	PD	ZC	ZC	ZC	ZC	ZC	PD			
<i>Buildings (Within Natural Parks)</i>	PD	PD	PD	PD	PD	PD	PD	PD	PD			
<i>Parks, Urban *</i> (59)					PD	PD	PD	PD	PD	PD		
<i>Gymnasium (Within Urban Parks)</i>					CUP	CUP	CUP	CUP	CUP	CUP		
<i>Periodic Outdoor Sporting Events (7)</i>	CUP	CUP										
<i>Recreational Vehicle (RV) Parks *</i>	CUP	CUP		CUP	CUP							
<i>Retreats *</i> (8)												
Without Sleeping Facilities	CUP	CUP		CUP	CUP							
With Sleeping Facilities	CUP	CUP		CUP	CUP							
<i>Shooting Ranges and Outdoor Gun Clubs (4)</i>		CUP										
SIGNS (7, 42)	Pursuant to Secs. 8110-2 and 8110-3											
STORAGE OF BUILDING MATERIALS, TEMPORARY (SEE SEC. 8107-27.)* (3, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
TREES AND NATIVE VEGETATION: REMOVAL, RELOCATION, PRUNING OR VEGETATION MODIFICATION (7, 12, 51)												
<i>Protected Trees, Vegetation, and Vegetation Modification in Overlay Zone * (51)</i>	Pursuant to Articles 7 and 9											
Other Trees and Vegetation Outside Overlay Zones (42, 51)	E	E	E	E	E	E	E	E	E	E	E	
USES AND STRUCTURES, ACCESSORY (OTHER THAN TO AGRICULTURE, ANIMALS OR DWELLINGS) (42)												
Freestanding Light Fixtures Per Sec. 8106-8.6												
Over 2 ft. to 20 ft. Tall	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		ZC	
Over 20 ft. to 35 ft. Tall	PD	PD	PD	PD	PD	PD	PD	PD	PD		PD	
<i>Organics Processing Operations *(24)</i>												
<i>On-Site Composting Activities, Accessory *(24)</i>												
small-scale (up to 10 cubic yards on-site) * (24, 42)		E	E	E	E	E	E	E	E	E	E	
medium-scale (over 10 cubic yards to 200 cubic yards on site) * (24)		ZC	ZC	ZC	ZC	ZC			CUP		ZC	
large-scale (over 200 cubic yards on-site) * (24)		CUP	CUP	CUP	CUP				CUP			
Waste Handling, Waste Disposal and Recycling Facilities * (24)												
<i>Household/CESQG Hazardous Waste Collection Facilities and Hazardous Waste Collection, Treatment and Storage Facilities * (24)</i>		CUP										
<i>Recyclable Household/CESQG Hazardous Waste Collection Facilities * (24)</i>		E										
not meeting standards established by sec. 8107-36.3.7 * (24)		CUP										

<u>LAND USE CATEGORY</u>	<u>PERMIT REQUIREMENTS BY ZONE</u>											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
USES AND STRUCTURES, ACCESSORY (OTHER THAN TO AGRICULTURE, ANIMALS OR DWELLINGS) (42)												
Soil and Geologic Testing for Water Wells, Foundations, Septic Systems and Similar Construction (19, 42)	E	E	E	E	E	E	E	E	E	E	E	
Within an <i>Overlay Zone</i> with <i>Native Vegetation Removal or Grading</i>	Pursuant to Article 9											
<i>Stockpiling of Construction Related Debris and/or Fill Material for Non-agricultural Operations (See Sec. 8107-28.)</i> * (28)												
Less Than 1,000 Cu.Yds. (28)		ZC		ZC	ZC							
1,000 Cu.Yds. or More (28)		CUP		CUP	CUP							
Swimming, Wading, and Ornamental Pools Less than 18-inch Depth Capacity (19, 42)	E	E	E	E	E	E	E	E	E	E	E	
Patios, Paving and Decks Not More than 30-in. Above Finished Grade, Per Art. 6 (18, 42)	E	E	E	E	E	E	E	E	E	E	E	
Outdoor Furniture and Similar Structures Exempt From Setback Requirements of Art. 6 (18, 42)	E	E	E	E	E	E	E	E	E	E	E	
Open Storage	As specified by permit											
Accessory To a Use That Has an Underlying Discretionary Entitlement (i.e., a PD Permit or CUP) (2)	Pursuant to Sec. 8111-6.1											
VETERINARY HOSPITALS FOR LARGE ANIMALS		CUP	CUP									
WASTE HANDLING, WASTE DISPOSAL AND RECYCLING FACILITIES * (24)												
<i>Recyclables Collection and Processing Facilities</i> *(24)		CUP										
<i>Waste Collection and Processing Activities to Mitigate an Emergency</i> *(24)	Pursuant to Sec. 8107-36.3.12											
<i>Waste Processing Facilities and Waste Transfer Stations</i> * (24)		CUP										

<u>LAND USE CATEGORY</u>	<u>PERMIT REQUIREMENTS BY ZONE</u>											
	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
WATER PRODUCTION, STORAGE, TRANSMISSION, AND DISTRIBUTION FACILITIES, PRIVATE (6)												
Four or Fewer Domestic Service Connections	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		ZC	
Five or More Domestic Service Connections	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	
Water Tanks for Agricultural Purposes Only	Pursuant to Sec. 8107-20.6											
Drilling Water Well for Onsite Use (42)	E	E	E	E	E	E	E	E	E	E	E	

Article 5, Section 8105-5 - Permitted Uses in Commercial and Industrial Zones, of the Ventura County Ordinance Code is hereby amended to read as follows with respect to only the specific below-stated land uses:

See use matrix on the following page.

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

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE					
	CO	C1	CPD	M1	M2	M3
AGRICULTURE						
Crop and Orchard Production, including Packing, Preliminary Processing or Storing of Crops; Without Structures (12, 54)	Exempt (See Sec. 9600 et seq. of the Ventura County Ordinance Code for regulations pertaining to industrial hemp cultivation.)					
AGRICULTURE, USES AND STRUCTURES ACCESSORY, OTHER THAN USES LISTED BELOW				ZC	ZC	ZC
Fuel Storage				ZC	ZC	ZC
Agricultural Offices				CUP	CUP	CUP
Agricultural Sales Facilities (See Sec. 8107-20.5)*						
<u>Small Facilities:</u> Up to 400 sq. ft. GFA Building (Max. 1,000 sq. ft. of Outdoor Sales/Display Area), Meeting Standards of Secs. 8107-20.5 and 8107-20.5.1		ZC	ZC	ZC	ZC	ZC
not meeting standards of sec. 8107-20.5.1		CUP	CUP	CUP	CUP	CUP
AIRFIELDS AND LANDING PADS AND STRIPS				CUP	CUP	CUP
AMUSEMENT AND RECREATIONAL FACILITIES			PD			
Batting Cages and Golf Driving Ranges, Indoor (3, 15)				CUP		
Bicycle Racing Tracks and Bicycle and Skate Parks, Outdoor (3)				CUP		
Racetracks (For Motorized Vehicles)						
Shooting Ranges, Outdoor						
Shooting Ranges, Indoor				CUP	CUP	CUP
Stadiums						
ART GALLERIES, MUSEUMS AND BOTANIC GARDENS AND ARBORETA*			PD			
CEMETERIES, COLUMBARIA AND MAUSOLEUMS (INCLUDING INDOOR AND OUTDOOR ASSEMBLY)				PD	PD	
Crematories, Accessory				CUP	CUP	
COMMUNICATIONS FACILITIES (46)						
Non-commercial Antenna, Ground-mounted (46)	This use only applies if the facility is an accessory structure to a dwelling (See "Communications Facilities" under Sec. 8105-4.)					
Wireless Communication Facility (45)						
Stealth Facilities (Building-concealed, Flush-mounted, etc.) 80 ft. or Less in Height (See Sec. 8107-45.4.) (45)	CUP	CUP	CUP	CUP	CUP	CUP
Non-Stealth Facilities, 50 ft. or Less in Height (See Sec. 8107-45.4(f)(4).) (45)				CUP	CUP	CUP

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE					
	CO	C1	CPD	M1	M2	M3
<i>Non-Stealth Facilities, Over 50 ft. in Height, or Stealth Facilities over 80 ft. (See Sec.8107-45.4(f)(4).) (45)</i>				CUP	CUP	CUP
CONTRACTOR SERVICE AND STORAGE YARDS AND BUILDINGS					PD	PD
CULTURAL/HISTORIC STRUCTURES AND USES (29)(40)						
<i>Cultural Heritage Sites with Deviations from Ordinance Requirements and Standards (29)</i>	Pursuant to Sec. 8107-37					
EDUCATION AND TRAINING (41)						
<i>Schools: PreK – 12 (Nonboarding Only)</i>	CUP		PD			
FENCES, GATES, AND WALLS PER SEC. 8106-8.1 (56)						
7 ft. in Height or Less	E	E	E	E	E	E
Over 7 ft. in Height (18, 56)	ZC	ZC	ZC	ZC	ZC	ZC
<i>Wildlife Impermeable Fencing in Overlay Zone* (51)</i>	Pursuant to Article 9					
FILMING ACTIVITIES * (2, 15)						
<i>Filming Activities, Permanent</i>		PD	PD	PD	CUP	CUP
<i>Filming Activities, Temporary</i>	CUP	CUP	CUP	CUP	CUP	CUP
<i>Filming Activities, Occasional For Current News Programs/Noncommercial Personal Use</i>	E	E	E	E	E	E
<i>Filming Activities, Occasional Solely For Noncommercial Student Projects Where Neighborhood Waivers are Not Required Per Sec. 8107-11.1</i>	E	E	E	E	E	E
<i>Filming Activities, Occasional, Per Sec. 8107-11.1</i>	ZC	ZC	ZC	ZC	ZC	ZC
<i>Filming Activities, Occasional, With Waivers Per Sec. 8107-11.2</i>	ZCW	ZCW	ZCW	ZCW	ZCW	ZCW
<i>Filming Activities, Occasional, Not Meeting Standards Per Sec. 8107-11.3(18)</i>	CUP	CUP	CUP	CUP	CUP	CUP
GOVERNMENT BUILDINGS	PD	PD	PD	PD		
HEALTH SERVICES, SUCH AS MEDICAL OFFICES AND OUT-PATIENT CLINICS, OTHER THAN USES LISTED BELOW	PD	PD	PD			
Ambulance Services	CUP		PD	PD		
Hospitals	CUP		CUP			
Pharmacy, Accessory Retail, For Prescription Pharmaceuticals Only	PD	PD	PD			
HOTELS AND MOTELS			PD			
INSECTARY FOR PEST CONTROL					CUP	CUP

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE					
	CO	C1	CPD	M1	M2	M3
LABORATORIES: RESEARCH AND SCIENTIFIC, OTHER THAN USES LISTED BELOW				PD	PD	PD
Medical and Dental Laboratories	PD		PD	PD	PD	
MANUFACTURING INDUSTRIES						
Apparel and Related Products				PD	PD	PD
Dressmaking and Tailor Shops		PD	PD			
Chemicals, Gases and Related Products						CUP
Drugs, Pharmaceuticals, Perfumes, Cosmetics and Like				PD	PD	PD
Soaps, Detergents and Cleaners						PD
Electrical and Electronic Machinery, Equipment and Supplies				PD	PD	PD
Batteries					CUP	PD
Household Appliances				CUP	PD	PD
Transmission and Distribution Equipment, and Industrial Apparatus (15)				CUP	PD	PD
Food and Related Products				CUP	PD	PD
Alcoholic Beverages						PD
Bakery Products				PD	PD	PD
Meat, Seafood and Poultry Packing Plants					CUP	CUP
Slaughtering: Refining And Rendering of Animal Fats and Oils						CUP
Sugar Refining						CUP
Furniture and Related Fixtures					PD	PD
Instruments: Measuring, Analyzing and Controlling				PD	PD	PD
Jewelry, Silverware, Aand Plated Ware				PD	PD	PD
Leather and Leather Products				PD	PD	PD
Tanning, Curing and Finishing of Hides and Skins						CUP
Lumber and Wood Products and Processes					PD	PD
Cabinet Work				PD	PD	PD
Firewood Operations (3, 12)				CUP	CUP	CUP
Plywood, Particleboard and Veneer Manufacture; Wood Preserving						PD
Sawmills and Planing Mills						PD
Machinery, Except Electrical					PD	PD
Office, Computing and Accounting Machines				PD	PD	PD
Metal Industries, Primary						CUP
Rolling, Drawing Aand Extruding					CUP	PD
Metal Products, Fabricated					PD	PD
Ammunition						CUP
Machine Shops (3)				PD	PD	PD
Plating, Polishing, Anodizing, Engraving and Related Operations				CUP	PD	PD

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE					
	CO	C1	CPD	M1	M2	M3
.Musical Instruments, Including Pianos and Organs				PD	PD	PD
.Paper and Related Products						CUP
Products From Paper and Paperboard, Including Containers				PD	PD	PD
.Pens, Pencils and Other Office and Artists' Materials				PD	PD	PD
.Personal Goods				PD	PD	PD
.Petroleum Refining and Related Industries						CUP
.Photographic, Medical and Optical Goods, and Watches and Clocks				PD	PD	PD
.Printing, Publishing and Related Industries				PD	PD	PD
.Rubber and Plastics Products (2)					CUP	CUP
Tire Retreading and Recapping					PD	PD
.Signs and Advertising Displays				PD	PD	PD
.Soil Amendment Operations (16)				CUP	CUP	CUP
.Stone, Clay And Glass Products (4)					CUP	PD
Asbestos Products						CUP
Cement, Concrete, Gypsum and Plaster, and Products Fabricated Therefrom; Concrete/Asphalt Ready Mix and Batch Plants (2)					CUP	CUP
MANUFACTURING INDUSTRIES						
Glass and Glassware, Pressed and Blown, Including Flat Glass						CUP
Glass Product, Made of Purchased Glass				PD	PD	PD
Rock Crushing and Sandblasting Plants						CUP
.Textile Mill Products						PD
.Tobacco Products					PD	PD
Toys and Amusement, Sporting and Athletic Goods				PD	PD	PD
.Transportation Equipment (15)					CUP	PD
Motorcycles, Bicycles and Related Parts					PD	PD
MINERAL RESOURCE DEVELOPMENT (1)						
Mining and Accessory Uses (See Sec. 8107-9.) * (1, 19)						CUP
Less Than 1 Year in Duration (1, 22)				CUP	CUP	CUP
Public Works Maintenance (1,22,36)	E	E	E	E	E	E
Reclamation Plan (22)	Following a public hearing where a reclamation plan is required per SMARA in conjunction with a land use entitlement					
Oil and Gas Exploration and Production (See Sec. 8107-5.) *				CUP	CUP	CUP
Exploration Drilling (Testing Only)				CUP	CUP	CUP

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE					
	CO	C1	CPD	M1	M2	M3
MIXED USE DEVELOPMENT WITHIN THE CBD OVERLAY ZONE PER SEC. 8109-4.5.5 * (37)			PD			
<i>Accessory Dwelling Unit (ADU) Within the CBD Overlay Zone* (58)</i>			Pursuant to Sec. 8107-1.7			
OFFICES: BUSINESS, PROFESSIONAL AND ADMINISTRATIVE, OTHER THAN USES LISTED BELOW, (EXCLUDING HEALTH SERVICE OFFICES AND VETERINARY CLINICS) (6, 15)	PD	PD	PD	PD	CUP	
Telemarketing and Customer Service/Call Center Offices (21)	PD	PD	PD	PD	CUP	CUP
ORGANICS PROCESSING OPERATION (24)						
<i>Biosolids Composting Operation * (24)</i>					CUP	CUP
<i>Commercial Organics Processing Operations (All Types) * (24)</i>					CUP	CUP
OUTDOOR EVENTS (49)						
<i>If Event Meets Criteria And Requirements of Sec. 8107-46.3 (49)</i>		E	E			
<i>If Event Does Not Meet Criteria And Requirements of Sec. 8107-46.3 (49)</i>		CUP	CUP			
PUBLIC SERVICE/UTILITY FACILITIES, OTHER THAN USES LISTED BELOW	CUP	CUP	CUP	CUP	CUP	CUP
<i>Small Utility Structures (19)</i>	E	E	E	E	E	E
Offices	PD	PD	PD	PD	PD	PD
Service and Storage Yards With or Without Office					PD	PD
RADIO STUDIOS (SEE SEC. 8107-45.2.3) * (45)			PD	PD	PD	PD
REPAIR AND RECONDITIONING SERVICES, OTHER THAN USES LISTED BELOW (2)			CUP	CUP	PD	PD
Automobile Bodywork and Painting					PD	PD
Automobile Repair, Including Component Repair (15)			CUP	CUP	PD	PD
Electrical and Electronic Machinery and Equipment (3, 6, 15)				PD	PD	PD
Heavy Machinery Repair, Including Trucks, Tractors, and Buses					PD	PD
Instruments, Including Musical Instruments (3, 6)				PD	PD	
Office, Computing and Accounting Machines (3, 6)				PD	PD	
Photographic and Optical Goods (3, 6)				PD	PD	
Repair of Personal Goods Such as Jewelry, Shoes, and Saddlery		PD	PD			

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE					
	CO	C1	CPD	M1	M2	M3
RETAIL TRADE, OTHER THAN USES LISTED BELOW (2, 19)		PD	PD			
Seasonal Sales of Christmas Trees and Pumpkins, Per Sec. 8107-13 * (3)		ZC	ZC			
Eating Establishments, With or Without Outdoor Customer Dining * (18)		PD	PD	CUP	CUP	
Feed Stores, With or Without Outdoor Storage and/or Sales Yards			CUP			
RETAIL TRADE, OTHER THAN USES LISTED BELOW (2, 19)		PD	PD			
Lumber and Building Materials Sales Yards (6, 15)			CUP		CUP	
Mail Order Houses (Nonstore)			PD	PD		
Mobile Food Facilities * (18)	Pursuant to Sec. 8107-30					
Motor Vehicle, Mobilehome, Recreational Vehicle (RV), and Boat/Vessel Dealerships *			CUP			
Nurseries			CUP			
RETAIL TRADE, USES AND STRUCTURES ACCESSORY TO						
Outdoor Sales and Services, Temporary (See Sec. 8107-12.) * (2)		ZC	ZC			
Repair of Products Retailed		ZC	ZC			
SERVICE ESTABLISHMENTS						
Business Services, Other Than Uses Listed Below	PD		PD	PD		
Auction Halls, Not Involving Livestock (2)			CUP	CUP	PD	
Disinfecting and Exterminating Services (6)			CUP	CUP	CUP	CUP
Exhibits, Building of				PD	PD	PD
Industrial Laundries and Dry Cleaning Plants					PD	PD
Sign Painting and Lettering Shops			PD	PD	PD	
Personal Services	PD	PD	PD			
SIGNS (7,15)	Pursuant to Secs. 8110-2 and 8110-3					
Freestanding Off-Site Advertising Signs					CUP	CUP
TRANSPORTATION SERVICES, OTHER THAN USES LISTED BELOW				CUP	PD	PD
Bus and Train Terminals			CUP			
Stockyard, Not Primarily for Fattening or Selling Livestock						CUP
Truck Storage, Overnight, and Waste Hauling Yards (7, 23)					PD	PD

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE					
	CO	C1	CPD	M1	M2	M3
TREES AND NATIVE VEGETATION: REMOVAL, RELOCATION OR DAMAGE, OR VEGETATION MODIFICATION (7, 12, 51)						
<i>Protected Trees, Vegetation, and Vegetation Modification in Overlay Zones * (51)</i>	See Articles 7 and 9					
<i>Other Trees and Vegetation Outside Overlay Zones (51)</i>	E	E	E	E	E	E
USES AND STRUCTURES, ACCESSORY, OTHER THAN LISTED ABOVE (19)						
<i>Animals, Security *(See Sec. 8107-2.4.4)</i>	E	E	E	E	E	E
<i>More Security Animals Than Permitted</i>	CUP	CUP	CUP	CUP	CUP	CUP
<i>Dwelling, Superintendent or Business Owner (2, 6)</i>		CUP	CUP	CUP	CUP	CUP
<i>Dwelling Unit, Caretaker (3, 6)</i>				CUP	CUP	CUP
<i>Game Machines, Indoor; 3 or Fewer</i>		E	E			
<i>Heating and Cooling Equipment, Emergency Backup Generators, Backup Battery Packs, and the Like (See Sec. 8106-5.5) (57)</i>	E	E	E	E	E	E
USES AND STRUCTURES, ACCESSORY, OTHER THAN LISTED ABOVE (19)						
<i>On-Site Composting Activities, Accessory *(24)</i>						
<i>Small-scale (Up to 10 cu. yds.) (24)</i>	E	E	E	E	E	E
<i>Medium-scale (Over 10 cu. yds. to 200 cu. yds.) * (24)</i>	CUP	CUP	CUP	ZC	ZC	ZC
<i>Large-scale (Over 200 cu. yds.) * (24)</i>				CUP	CUP	CUP
USES AND STRUCTURES, ACCESSORY, OTHER THAN LISTED ABOVE (19)						
<i>Waste Handling, Waste Disposal and Recycling Facilities *(24)</i>						
<i>Recyclable Household/CESQG Hazardous Waste Collection Facilities * (24)</i>		E	E	E	E	E
<i>not meeting standards of Sec. 8107-36.3.7 (24)</i>		CUP	CUP	CUP	CUP	CUP
<i>Patios, Paving, and Decks Not More Than 30-in. Above Finished Grade Per Art. 6 (19)</i>	E	E	E	E	E	E
<i>Recreational Facilities, Eating Establishments; For Employees Only</i>				PD	PD	PD
<i>Retail Sales of Products Manufactured Onsite</i>				ZC	ZC	ZC

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE					
	CO	C1	CPD	M1	M2	M3
USES AND STRUCTURES, ACCESSORY, OTHER THAN LISTED ABOVE (19)						
Soil and Geologic Testing for Water Wells, Foundations, Septic Systems, and Similar Construction	E	E	E	E	E	E
Within an <i>Overlay Zone</i> with <i>Native Vegetation</i> Removal or <i>Grading</i>	Pursuant to Article 9					
Swimming, Wading, and Ornamental Pools Less Than 18-inch Depth Capacity (19)	E	E	E	E	E	E
Play Structures, Outdoor Furniture, Similar Structures Exempt from Setback Requirements of Art. 6	E	E	E	E	E	E
Ordinary Maintenance/Minor Repairs to Buildings; No Structural Alterations	E	E	E	E	E	E
If Designated Cultural Heritage Site Per Sec. 8111-1.1.1(a)(4), (a)(5), and (b)(10)	ZC	ZC	ZC	ZC	ZC	ZC
Vending Machines Not Displacing Required Parking or Landscaping, Nor Blocking Pedestrian Access (19)	E	E	E	E	E	E
Vaccination Clinics, Temporary, for Animals (See Sec. 8107-10.2.) * (5)		ZC	ZC			
VETERINARY CLINICS, PET ANIMALS ONLY (SEE SEC. 8107-10.1.)* (2, 15)		CUP	PD	PD	PD	PD
WAREHOUSING AND STORAGE, OTHER THAN USES LISTED BELOW				PD	PD	PD
Automobile Impound Yards; Dead Storage of Trucks, Buses, and the Like (2, 4)						CUP
Building Materials, Moving Equipment and the Like; Indoor (1, 8)				PD	PD	PD
Outdoor (2)						CUP
Self-Storage Facilities *						
With or Without <i>Recreational Vehicle</i> (RV) Storage (27)			CUP		PD	PD
Without <i>Recreational Vehicle</i> (RV) Storage				PD		
Fertilizer and Manure Storage						CUP
Hazardous Materials, Including Pesticides and Herbicides Storage (7)						CUP
Petroleum and Gas (Butane, Propane, Lpg, Etc.); Explosives and Fireworks Storage						CUP
Recreational Vehicle (RV) Storage Only					PD	PD
Storage of Building Materials, Temporary * (3)	ZC	ZC	ZC	ZC	ZC	ZC

<u>LAND USE CATEGORY</u>	<u>PERMIT REQUIREMENTS BY ZONE</u>					
	CO	C1	CPD	M1	M2	M3
WASTE HANDLING, WASTE DISPOSAL AND RECYCLING FACILITIES * (24)						
<i>.Disposal Facilities, Oilfield Waste (24)</i>						CUP
<i>.Disposal Facilities, Solid Waste *(24)</i>						CUP
<i>Household/CESQG Hazardous Waste Collection Facilities and Hazardous Waste Collection, Treatment and Storage Facilities * (24)</i>					CUP	CUP
<i>Recyclables Collection and Processing Facilities * (24)</i>				CUP	CUP	CUP
<i>Recyclables Collection Centers * (24)</i>	ZC	ZC	ZC	ZC	ZC	ZC
<i>Recyclable Household/CESQG Hazardous Waste Collection Facilities * (24)</i>					CUP	CUP
<i>Reuse Salvage Facilities (Indoor or Outdoor) * (24)</i>			CUP	CUP	CUP	CUP
<i>Temporary Collection Activities, Outdoor * (24)</i>	ZC	ZC	ZC	ZC	ZC	ZC
<i>Waste Collection and Processing Activities to Mitigate an Emergency * (24)</i>	ZC	ZC	ZC	ZC	ZC	ZC
<i>Waste Processing Facilities and Waste Transfer Stations * (24)</i>					CUP	CUP
WATER PRODUCTION, STORAGE, TRANSMISSION, AND DISTRIBUTION FACILITIES, PRIVATE						
<i>Four or Fewer Domestic Service Connections (6, 15)</i>	ZC	ZC	ZC	ZC	ZC	ZC
<i>Five or More Domestic Service</i>	CUP	CUP	CUP	ZC	ZC	ZC
<i>Water Tank For Agricultural Purposes Only</i>	Pursuant to Sec. 8107-20.6					
<i>Drilling Water Well for Onsite Use</i>	E	E	E	E	E	E

Section 6

ARTICLE 6:

LOT AREA AND COVERAGE, SETBACKS, HEIGHT AND RELATED PROVISIONS

Article 6, Section 8106-1.2 – Development Standards for Uses and Structures in Commercial, Industrial and Special Purpose Zones, of the Ventura County Ordinance Code is hereby amended to read as follows:

See the table on the following page.

Sec. 8106-1.2 - Development Standards for Uses and Structures in Commercial, Industrial and Special Purpose Zones

Zone	Minimum Lot Area	Maximum Percentage of Building Lot Coverage	Required Minimum Setbacks ¹		Maximum Structure Height			
			From Street	Each Interior Yard	Principal Structure	Exceptions (Principal Structure)	Accessory Structure	
CO	No requirement	See Section 8106-1.4. <i>Building lot coverage depends on lot location.</i>	Front: 20 ft Side: 5 ft	10 ft on any side yard that is adjacent to an <i>R-Zone</i> .	25 ft	Regardless of <i>Decision-Making Authority</i> as specified in Section 8105, exceeding the <i>height</i> limits, to 60 ft maximum, requires Planning Commission approval.	As specified by permit.	
C1			5 ft on corner lots; otherwise as specified by permit.	5 ft if adjacent to an <i>R-zone</i> ; otherwise as specified by permit.	35 ft			
CPD								
TP	160 acres ⁽²⁾			As specified by permit.	25 ft			
M1	10,000 sq. ft.		20 ft ⁽³⁾	5 ft if adjacent to an <i>R-zone</i> ; otherwise as specified by permit. ⁽³⁾	30 ft	<i>Height</i> may be increased to 60 ft with <i>Decision-Making Authority</i> approval.		
M2			15 ft ⁽³⁾					
M3			10 ft ⁽³⁾		As specified by permit	Maximum <i>height</i> of 60 ft when located within 100 ft of an <i>R-zone</i> .		
TC			As specified in the Old Town Saticoy Development Code (Article 19).					
IND								
SP	As established by Specific Plan (See Sec. 8109-4.2).							

- Exceptions to required minimum setback requirements can be found in Sections 8106-5 and 8106-6. For minimum *setbacks* for *flag lots* and irregularly shaped *lots* see Section 8106-4.3.
- See Section 8109-4.3.6.
- A 30-foot *setback* is required where a *use* is adjacent to or across the street from any *R-Zone* or when it is necessary to maintain uniformity with the setbacks of existing adjacent development. The *decision-making authority* may grant a reduction to the 30-foot *setback* if determined that the project design, with a reduced *setback*, meets all of the required findings for approval pursuant to Section 8111-1.2.1 of this Chapter.

Article 6, Section 8106-3 – Purpose and Use of Setbacks, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8106-3 - Purpose and Use of Setbacks

- The *setback* regulations are intended to prevent the overcrowding of land, provide privacy, preclude narrow, unusable spaces between *buildings* and provide clear areas for fire safety purposes, both to retard the spread of fire and to enable emergency personnel to reach side and rear areas of *buildings*.
- The *setback* regulations apply to parking or storage of vehicles, *buildings* with foundations, other *structures*, such as those for parking and storage, whether or not they have foundations, and to *open storage*, except as allowed pursuant to Sections 8106-5.3, 8106-8.6, 8107-1.6, 8109-3.2(f), 8109-3.3(d), or otherwise specifically provided in this Chapter.

Article 6, Section 8106-5.3 – Parking in Setbacks, of the Ventura County Ordinance Code, pertaining to exceptions to required setbacks and height, is hereby amended to read as follows:

Sec. 8106-5.3 – Parking in Setbacks

Parking in a required *setback* is prohibited except in the following circumstances:

- a. Fully operative, licensed and registered motorized vehicles may be parked in the *front* or *street-side setback* when located in a *driveway* leading to a garage, carport or other required parking space for *single- or two-family dwellings*. Said motorized vehicles and operative nonmotorized conveyances (e.g., bicycles, boat or vehicle trailers) accessory to a *dwelling* may be parked on a paved area (no wider than 10 feet) adjacent to the *driveway*, except as provided elsewhere in this Chapter.
- b. Parking in a required *front* and interior *side setback* may be allowed if accessory to an *accessory dwelling unit* in accordance with Section 8107-1.7.5(c)(2)(b) of this Chapter.
- c. Parking in a required *street-side setback* may be allowed in the M1 Zone in accordance with Section 8109-3.2(f) and in the M2 Zone in accordance with Section 8109-3.3(d) of this Chapter.
- d. On one side of an *interior lot*, a minimum of 3 feet shall be kept free of all motorized vehicles and *open storage*.

Article 6, Section 8106-5.7 – Chimneys, Bay Windows and Fireplaces, of the Ventura County Ordinance Code, pertaining to exceptions to required setbacks and height, is hereby amended to read as follows:

Sec. 8106-5.7 – Chimneys, Bay Windows and Fireplaces

Masonry chimneys, bay windows, and fireplaces may project into required *setbacks* or required common open space not more than 2 feet provided that such *structures* are no closer than 3 feet to any *side lot line*. Where more than one *building* is located on the same *lot*, such *structures* shall not be closer than 3 feet to a line midway between the main walls of such *buildings*.

Article 6, Section 8106-5.14 – Miscellaneous Exceptions, of the Ventura County Ordinance Code, pertaining to exceptions to required setbacks and height, is hereby amended to read as follows:

Sec. 8106-5.14 – Miscellaneous Exceptions

These regulations are not intended to apply to trees or other natural *vegetation*, nor to construction that does not extend above *grade* level, nor to such things as portable outdoor furniture or unenclosed play *structures* for children (except for recreational bicycle and skate *structures* or the like pursuant to Section 8107-23), provided that such items are placed so as not to hinder *setback* objectives (as described in this Article 6).

Article 6, Section 8106-6.1 – Distance Between Structures on the Same Lot, of the Ventura County Ordinance Code, pertaining to exceptions to required setbacks, is hereby amended to read as follows:

Sec. 8106-6.1 - Distance Between Structures on the Same Lot

The minimum distance between *structures* on the same *lot* shall be 6 feet, except that:

- a. Water Features: Below-*grade* swimming pools, spas, hot tubs and similar water features with a water depth of 18 inches or more must be sited at least 3 feet from exterior walls of an enclosed *building*.
- b. Water Feature Amenities: There shall be no required *setback* between a water feature and an unenclosed shade *structure*, such as a gazebo or patio cover, and above-*grade* amenities that are built over, in, or near the water feature, provided that these *structures* are sited at least 6 feet from any other *structures* or *buildings*;
- c. Detached Dwellings: Detached *dwellings* shall be sited no closer than 10 feet from any other detached *dwelling*; and
- d. Storage Containers: Prefabricated sea cargo/metal storage containers used solely for storage of non-hazardous *materials*, are not structurally modified, do not include any utilities, and are not used or converted to mechanical rooms may be located closer than 6 feet from each

other. These containers shall not be stacked except when permitted in a discretionary entitlement.

Required *setback* distances refer to the minimum distance between exterior walls or other supports.

Article 6, Section 8106-6.4 – Buildings and Structures for the Growing of Crops, of the Ventura County Ordinance Code, pertaining to exceptions to required setbacks, is hereby amended to read as follows:

Sec. 8106-6.4 – Agricultural Buildings and Structures

- a. *Greenhouses, hothouses, agricultural shade/mist structures* and other permitted *buildings* and *structures* used for the growing of crops, except for *hoop houses* if meeting the criteria of Section 8107-20.4 of this Chapter, shall be set back at least 20 feet from all *lot lines*. (See Section 8107-20.)
- b. *Agricultural wind generation machines* may be installed above the *height* limits prescribed in this Article 6, provided that the *height* of the *structure*, as measured from the top of *grade* to the top of the support *structure*, exclusive of the propeller blades, does not exceed 35 feet. The total *height* of the *structure* shall not exceed 36.5 feet from *grade*. *Agricultural wind generation machines* taller than 15 feet shall be located a minimum of 20 feet from all property lines.

Article 6, Section 8106-6.5.3(c)(4) – General Exemptions, of the Ventura County Ordinance Code, pertaining to wildlife crossing structures and setback areas (northern unincorporated area), is hereby amended to read as follows:

- c. The following *outdoor lighting* and related activities:
 - (4) *Temporary* or intermittent *outdoor night lighting* necessary to conduct agricultural activities including *outdoor lighting* used during weather events such as frosts, and *temporary* or intermittent *outdoor night lighting* used for *oil and gas exploration and production* regardless of the location or number of lights used. As used in this Section 8106-6.5.3, the term “intermittent” means a period of between 31 and 90 days within any 12-month period. For example, the use of intermittent lighting in cases where it is used simultaneously to illuminate multiple, discreet facilities (well *sites*, multiple tanks, etc.) is not limited provided that each individual location is illuminated no longer than 90 days within any 12-month period.

Article 6, Sections 8106-8.1.1, of the Ventura County Ordinance Code, pertaining to fencing, gates, and retaining wall requirements, is hereby amended to read as follows:

Sec. 8106-8.1.1 – Location and Height

- a. A maximum 7-foot-tall solid *fence* or pedestrian gate may be located on *lots*, including in the locations listed in Section 8106-8.1.1(b)(3) below, except that no solid *fence* or pedestrian gate over 3 feet tall may be placed in:
 - (1) A required *clear sight triangle*,
 - (2) A required *setback* adjacent to a street, or
 - (3) The 10-foot by 10-foot right triangle on each side of a *driveway* on a side property line to improve site distance while exiting.
- b. Notwithstanding subsection (a) above, the following standards apply to the specified situations:
 - (1) A *see-through fence* or pedestrian gate of up to 5 feet tall may be in a *front setback* or a required *setback* adjacent to a street.

- (2) A *see-through fence* or pedestrian gate of up to 7 feet tall may be located anywhere on a *lot* of 20,000 square feet or more.
- (3) A maximum 7-foot-tall solid *fence* or pedestrian gate may also be located:
 - i. In a *rear setback* adjacent to a street on a *through lot* (see Section 8106-4.4).
 - ii. In a *rear setback*, when a *lot* is bounded on three sides by a street, one of which is a *rear lot line*.
 - iii. In a *side setback* adjacent to a street of a *corner lot*.
 - iv. On a *reverse corner lot* within a *side setback* adjacent to a street provided that, at the street-side setback at the rear corner of the lot within a 10-foot by 10-foot – 45-degree triangle, a maximum 3 feet tall solid *fence* or 5 feet tall *see-through fence* is allowed.
 - v. In a *rear setback* adjacent to a street, when the *lot* is a *flag lot* or irregularly shaped *lot* that has no street frontage along the *front lot line*.
- (4) A maximum 8-foot-tall solid *fence* or pedestrian gate may be in the following locations except within a required *clear sight triangle* or *setback* adjacent to a street:
 - i. Anywhere on a vacant or developed *lot* zoned OS, AE, or RA, or on any vacant or developed *lot* in a commercial or industrial zone; or
 - ii. On any vacant or developed *lot* zoned RE, RO, R1, R2 or RPD that *abuts* or is across the street from a *lot* in a commercial or industrial zone or a *lot* zoned OS, AE or RA, provided that such *fence* is located at or near the boundary line separating such *lots*.
- (5) Pilasters, columns, support *structures*, and the decorative elements thereon associated with a *fence* or pedestrian gate located within required *setbacks* may exceed the *height* limit provided that they meet the following criteria:
 - i. They do not exceed 8 feet in *height*;
 - ii. They are not located closer than 16 feet on center, except when such elements are for pedestrian gates the support *structures* may be located closer;
 - iii. The *fencing* materials do not cumulatively exceed the *see-through fence* standard, and
 - iv. They do not interfere with the *clear sight triangle* associated with any *driveway* or intersections with no traffic controls.
- (6) A maximum 12-foot-tall *see-through fence* may be located around a sports court (e.g., tennis, basketball, volleyball, or similar ball sport) accessory to a *dwelling* anywhere on a *lot*, except in a required *setback* adjacent to a street.
- c. Vehicle Access Gates and Horizontal Features: Vehicle access gates (whether automatic or manual) and horizontal features (see subsection (c)(1)(vii) below) are allowed subject to the following regulations:
 - (1) Vehicle Access Gates and/or Horizontal Features Serving a Single-Family Dwelling or an Agricultural Use:
 - i. Vehicle access gates and horizontal features shall be located a minimum of 20 feet from the front or street-side property line to minimize sidewalk blockage and interference with traffic flow. Vehicle access gates and horizontal features located on a slope or at an angle, the 20-foot *setback* may be measured at an angle from the front or street-side property line to the closest gate opening or to the posts of the horizontal feature.

- ii. Vehicle *access* gates may be of swing or sliding type. Swinging gates shall not swing within the required 20-foot *setback*.
- iii. The minimum width of a vehicle *access* gate is 15 feet, unless the Ventura County Fire Protection District determines a reduced width is sufficient for emergency *access*.
- iv. The pilasters, columns, support *structures*, and the decorative elements thereon associated with a vehicle *access* gate shall not exceed 8 feet in *height*, not be located closer than 16 feet on center, and not interfere with the *clear sight triangle* associated with any *driveway* or intersections with no traffic controls. The *height* of the gate shall not exceed the *height* limits specified in Section 8106-8.1.1(a) through (b) of this Chapter. Where a pedestrian gate is provided along with a vehicle *access* gate, the pedestrian gate must have a minimum 32-inch clear opening. The support *structures* on each side of a pedestrian gate may be closer than 16 feet on center.
- v. Where a vehicle *access* gate is locked, an emergency release device shall be provided and approved by the Ventura County Fire Protection District.
- vi. Horizontal beams or archways are not allowed to be attached to a vehicle *access* gate unless allowed pursuant to Section 8106-8.1.1(c)(1)(vii) below.
- vii. Vehicle *access*, with or without a gate, that includes a horizontal beam (rail) or archway may be permitted provided that:
 - (A) The property is located in the OS and AE Zones;
 - (B) The horizontal beam or archway shall have a minimum unobstructed vertical clearance of 13 feet 6 inches along the entire driveway width, unless the Ventura County Fire Protection District determines that an increased vertical clearance is required. The maximum *height* of the horizontal feature is 20 feet measured from *grade* to the top of the horizontal beam or archway.
 - (C) If the vehicle *access* horizontal feature is attached to or part of an *access* gate, such *access* gate shall be in compliance with the regulations of Section 8106-8.1.1(c)(1)(i) through (v) of this Chapter.
 - (D) The *applicant* obtains a Zoning Clearance and any necessary building permits from the Building and Safety Division.

- (2) Vehicle Access Gates Serving All Other Residential, Commercial and Industrial Uses: Vehicle *access* gates located on property serving other residential, commercial and industrial uses shall be in compliance with the applicable requirements of Standard 501 (Fire Apparatus Access) of the Ventura County Fire Protection District.

Article 6, Sections 8106-8.1.2 – Required Permits, of the Ventura County Ordinance Code, pertaining to fencing, gates, and retaining wall requirements, is hereby amended to read as follows:

Sec. 8106-8.1.2 – Required Permits

- a. Prior to the construction of any of the following, a Zoning Clearance is required:
 - (1) *Fences* that are over 7 feet in *height* measured from *grade* to the top of *fence*.
 - (2) Any *fence* that includes electricity for *light fixtures* and/or to power a vehicle *access* gate.
 - (3) Any electrified security *fence* as defined by California Civil Code section 835 shall be designed, installed, and maintained in compliance with the requirements of that statute. (See Section 8106-8.1.3 for prohibitions regarding electrified security fencing.)

- (4) Any retaining wall that is over 3 feet in *height* measured from *grade* on the lower side, to the top of the wall, and/or supporting a surcharge.
- b. A separate permit, pursuant to Section 8107-25 (Tree Protection Regulations) of this Chapter, may be required for the construction of a *fence* or gate that *alters* any *protected tree*.
- c. All *fencing* within the HCWC *Overlay Zone* must be installed in compliance with the standards of Section 8109-4.8 of this Chapter.
- d. All *fencing* within the CWPA *Overlay Zone* must be installed in compliance with the standards of Section 8109-4.9 of this Chapter.

Article 6, Sections 8106-8.1.3 – Prohibited Fencing, of the Ventura County Ordinance Code, pertaining to fencing, gates, and retaining wall requirements, is hereby amended to read as follows:

Sec. 8106-8.1.3 – Prohibited Fencing

Barbed wire, razor-edge wire, electrified security *fencing*, or similar security *fencing* is generally prohibited in urban residential zones and commercial zones, and in industrial zones adjacent to or across the street from urban residential zoned properties, if such *fencing* in the industrial zone would be visible from the urban residential zone properties. Notwithstanding the foregoing, electrified security fencing is allowed in any zone, provided that the subject property is legally authorized to be used for a commercial purpose that stores, parks, services, sells, or rents vehicles, vessels, equipment, materials, freight, or utility infrastructure within an outdoor *lot* or yard, provided that the secured area does not include residential or hospitality uses.



Examples of Prohibited Fencing

Article 6, Sections 8106-8.1.8, Maintenance, of the Ventura County Ordinance Code, pertaining to fencing, gates, and retaining wall requirements, is hereby added to read as follows:

Sec. 8106-8.1.8 – Maintenance

All *fences*, gates, walls, and vehicle access horizontal features shall be properly maintained so as not to create a hazard, public nuisance, or blight. Any missing or loose beams, rails, boards, blocks or bricks shall be replaced, secured or tightened.

Article 6, Section 8106-8.2.1(a) – Applicability, of the Ventura County Ordinance Code, pertaining to general landscaping and water conservation requirements, is hereby amended to read as follows:

Sec. 8106-8.2 – General Landscaping and Water Conservation Requirements

Sec. 8106-8.2.1 – Applicability

- a. Section 8106-8.2 applies to all *discretionary* development projects that include or are required to include landscaping in the following zones:
 - (1) CO Zone
 - (2) C1 Zone
 - (3) CPD Zone
 - (4) M Zones

- (5) RPD Zone
- (6) RHD Zone

Article 9 contains additional landscape requirements by zone.

Article 6, Sections 8106-8.2.3(d)(1) and (d)(6) – General Landscape Standards, of the Ventura County Ordinance Code, pertaining to general landscaping and water conservation requirements, are hereby amended to read as follows:

Sec. 8106-8.2.3 General Landscape Standards

d. Landscape Design Elements

- (1) Vines, shrubs, and other trees shall be used to visually soften and deter graffiti on walls and *fences*. Vines shall not be used where they will cause structural damage to walls or obstruct a *clear sight triangle* when adjacent to a roadway or *driveway*.
- (2) Plants shall be grouped according to *hydrozones* and other environmental conditions (soil, slope, sun exposure) that are appropriate for their survival.
- (3) Trees shall be planted in all parkway areas between curbs and sidewalks or in sidewalk tree wells as follows:

Mature Tree Size	Pavement Well Size
Small	4 feet x 4 feet
Medium	4 feet x 6 feet
Large	4 feet x 8 feet

- (4) Sizes for mature trees as used in this Section 8106-8.2 are defined as follows: "small trees" will reach 30 feet or less in *height*; "medium trees" will reach between 30 to 70 feet in *height*; and "large trees" will reach 70 feet or more in *height*.
- (5) Trees should not be planted under existing tree canopies unless required for habitat restoration purposes. New trees shall be installed using the following *setback* distances from an existing tree at mature tree size: small trees require a 20-foot *setback*; medium trees require a 30-foot *setback*; and, large trees require a 40-foot *setback*.
- (6) Trees and shrubs shall be planted so that at maturity they do not interfere with service lines, sewer lines or *on-site wastewater treatment system* areas, *clear sight triangles*, public works facilities and rights of way, or safety lighting.
- (7) Trees that typically grow taller than 20 feet in *height* at maturity are not permitted under utility wires and shall not be planted under utility pole guy wires anchored to the ground.
- (8) *Landscape areas* shall include permanent irrigation systems and may contain *water features* and pedestrian walkways. Notwithstanding the foregoing, permanent irrigation systems shall not be required for *native vegetation* retained through the *native vegetation* credit program pursuant to Section 8106-8.2.4, provided that the overall hydrologic regime that supports the *vegetation* remains unaltered or permanent irrigation is unnecessary for the type of *vegetation* community retained. Temporary irrigation systems may still be required to establish native plantings.
- (9) Landscape projects not otherwise subject to the *MWEL*O, shall design and install any permanent irrigation system pursuant to *MWEL*O, Appendix D, (b)(5) and (6).

Article 6, Section 8106-8.2.4 – Voluntary Native Plant Preservation Incentive, of the Ventura County Ordinance Code, pertaining to general landscaping and water conservation requirements, is hereby amended to read as follows:

Sec. 8106-8.2.4 – Voluntary Native Plant Preservation Incentive

- a. Purpose: The purpose of this voluntary incentive is to preserve and integrate existing mature, healthy, unprotected *native vegetation* into required landscape areas within the project site. This approach will promote pollinator-friendly landscapes, reduce water use, reduce landscape installation costs for the *applicant*, and reduce long-term landscape maintenance costs for the landowner. *Native vegetation* retained pursuant to this Section 8106-8.2.4 shall help to meet the purpose of the landscaping requirements (e.g., screening).
- b. Applicability: This *native vegetation* preservation incentive is only available to discretionary projects that require an Initial Study Biological Assessment (ISBA). This incentive is not applicable to parking lot landscaping (Section 8108-5.14) or stormwater landscaping requirements required by the Ventura County Watershed Protection District.
- c. Incentive Calculations:
 - (1) Landscape credit for preserved *native vegetation community* alliances and native plant specimen(s) shall be granted at a 1:1 ratio (1-square foot of retained *native vegetation*, including root zone, will count for 1-square foot of landscape area required by zone as set forth in Article 9 or in landscape screening requirements).
 - (2) The above-stated 1:1 ratio may be increased to 1:2 (1-square foot of retained *native vegetation*, including root zone, will count for 2 square feet of *landscape area* required by zone as set forth in Article 9 or in landscape screening requirements) when the preservation area is located:
 - i. Within 200 feet of a verified mapped hydrological feature (USFWS National Wetlands Inventory or USGS National Hydrographic Data Sets) or an identified sensitive biological resource area;
 - ii. Within the HCWC Overlay Zone; or
 - iii. Immediately adjacent to a legally protected *native vegetation community* that is both greater than 2,000 square feet and meets the requirements of Section 8106-8.2.4(e)(3) and (4) below). To receive preservation credit under these criteria, the edge of the vegetation canopies between preserved area and the adjacent *native vegetation community* must be within 30 feet of one another with no obstructions or barriers for wildlife movement.
 - (3) If the preservation area is greater than 30 percent of the *landscape area* using this preservation credit, the *Planning Director* or designee may require additional landscaping to meet screening or other visual quality requirements as set forth in the NCZO.
- d. Documentation: *Applicants* seeking a preservation credit shall provide a Planning Division-approved Initial Study Biological Assessment (ISBA) for the site that includes a map and table showing the location, native plant specimen(s) species or *native vegetation community* alliance (if a plant community is retained), size (area and *height*), easements/right(s) of way/utility lines, *fuel modification* zones, invasive or watch list species, and the health of each native plant specimen(s) or *native vegetation community* alliance retained for credit. Photos of each unprotected native plant specimen(s) proposed for retention must also be provided. County staff may request a site visit to determine the suitability of the area for preservation credit.

- e. Native Plant Characteristics: The *native vegetation* used for preservation credit must meet the following standards when surveyed for the ISBA and before the final Certificate of Occupancy is issued:
 - (1) The *native vegetation* is not required to be preserved by local, state, or federal law.
 - (2) The root system, and surrounding microclimate area that is outside the native plant *dripline*, shall be retained intact and unaltered (includes natural or man-made means), unless such alterations are compatible and support the long-term health of the *native vegetation* (e.g., companion planting, mulching, etc.) depicted in the approved final *landscape plan*.
 - (3) The *native vegetation community* alliance or native plant specimen(s) and their buffer area(s) are not dominated by *invasive* or *watch list species*, as inventoried by the California Invasive Plant Council, or otherwise deemed not ecologically suitable as recommended by a qualified biologist, and are approved by the *Planning Director* or designee.
 - (4) There are no areas proposed for preservation where the soil was previously compacted, graded, or cultivated where it is no longer suitable for the original *native vegetation community*.
- f. Standards for Landscaping with Existing Native Plants:
 - (1) Any existing *invasive* or *watch list species* must be removed and properly disposed of as part of the site preparation process prior to the issuance of the Zoning Clearance for Construction or Use Inauguration (as applicable to the project);
 - (2) The preservation area (existing *native vegetation* including root zone(s)) must be clearly marked and identified for protection on all project site plans, grading plans, outdoor lighting plans, and conceptual and final landscape/restoration plans. The preservation area must be physically identified on-site prior to any site disturbance.
 - (3) The *native vegetation* is not damaged, dead, dying, diseased, or infested with harmful insects. Any damaged vegetation within the preservation areas shall be replaced with vegetation equivalent to the vegetation that was destroyed. Site alterations that may cause the decline or death of the *native vegetation* in the preservation area (e.g., alterations to drainage or runoff, damage to plant root systems, exposure to sun and wind due to loss of vegetation cover in buffer area) shall be corrected to ensure the long-term health of the preserved *native vegetation*.
 - (4) The preservation area shall be maintained or enhanced pursuant to the landscape maintenance standards of Section 8106-8.2.8.

Article 6, Section 8106-8.2.5(b)(3) – Landscape Screening, of the Ventura County Ordinance Code, pertaining to general landscaping and water conservation requirements, is hereby amended to read as follows:

- a. Plant Material Spacing for Visual Screening:
 - (1) Trees shall be planted at a minimum rate of one for each 30 linear feet of the *landscape area*. Shrubs shall be installed as needed to adequately screen the development, but no less than one for every five linear feet of landscape area.
 - (2) Plants may be used as the main screening element only if a minimum of 50 percent of the plants are of 15-gallon container size when planted, the remaining plants are of 5-gallon container size, and the plants will form a dense hedge that adequately screens the development year-round.
- b. Visual Screening Using Berms, Walls, *Fencing* and Art:

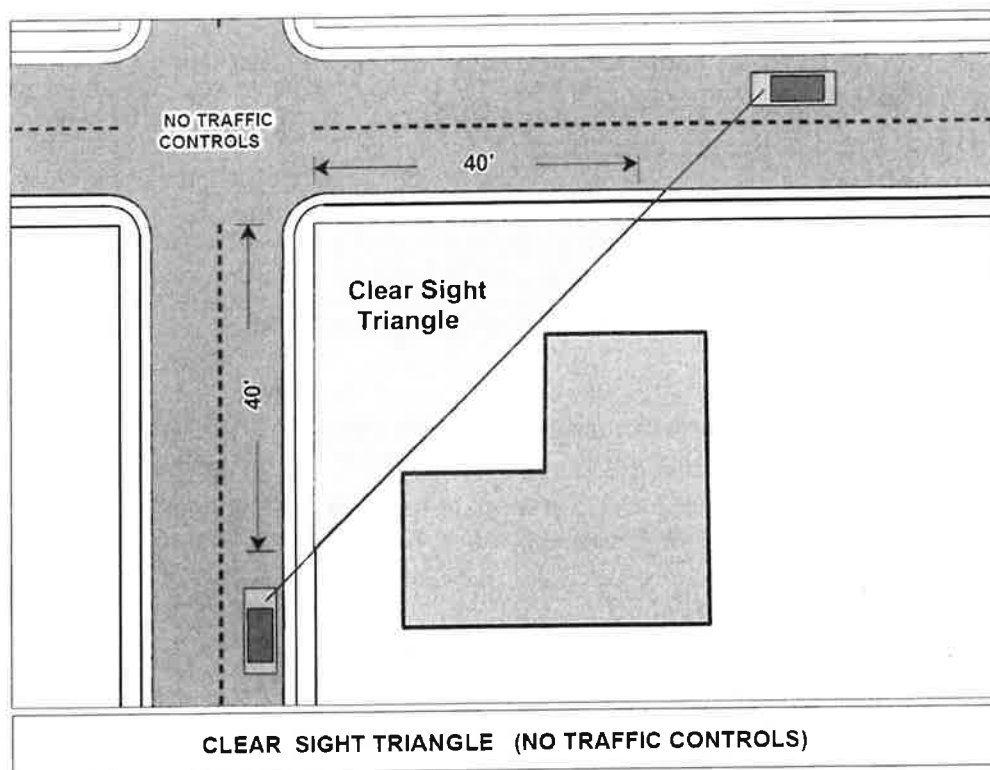
- (1) Landscaping is the preferred method to soften the screening of storage areas, trash enclosures, *parking areas* and public utilities. Visual screens composed of a berm, *fence*, or solid wall shall include plant material that softens the look and breaks up the expanse of the screen. When the berm, *fence*, or wall is installed along the street side of a property line, the *fence* or wall is to be placed along the interior side of the *landscaped area* relative to the street.
- (2) Where earth berms are used, the berm slope shall be a maximum of one foot of rise for every three feet of linear distance (3:1 horizontal to vertical).
- (3) Public art may be incorporated into screening materials that are viewable by the public, in lieu of two required trees. Such art shall meet the provisions of Section 8108-5.14.2(b)(3)(ii)(B).

Article 6, Section 8106-8.4 – Sight Triangle, of the Ventura County Ordinance Code, pertaining to miscellaneous regulations, is hereby amended to read as follows:

Sec. 8106-8.4 – Clear Sight Triangle

- a. Where there is no traffic control (e.g., stop signs, traffic signals) on any street at an intersection, a *clear sight triangle* shall be provided at each corner of the intersection as shown in Figure 1 below:

Figure 1



- b. Where traffic is controlled by stop signs or signals on only one street of an intersection (the "minor street"), *clear sight triangles* shall be measured according to the procedures outlined in the most recent edition of the Green Book, Policy on Geometric Design of Highways and Streets, published by the American Association of State Highway and Transportation Officials (AASHTO).

- c. There shall be no sight obstruction within the *clear sight triangle*. *Structures* and sight-obscuring *fences* or walls over 3 feet in *height* are prohibited within *clear sight triangles*, except for sign posts, utility poles or *structures* not exceeding 12 inches in width.
- d. Hedges or shrubbery over 3 feet in *height* are prohibited within *clear sight triangles*. The foliage of mature trees shall be trimmed to 7 feet above the base of the tree within *clear sight triangles*. Bare tree trunks or tree saplings are permitted within *clear sight triangles*.

Article 6, Section 8106-8.5 – Sight Distance, of the Ventura County Ordinance Code, pertaining to miscellaneous regulations, is hereby amended to read as follows:

Sec. 8106-8.5 - Reserved for Future Use

Section 7

**ARTICLE 7:
STANDARDS FOR SPECIFIC USES**

ARTICLE 7 – STANDARDS RELATING TO DWELLINGS

Article 7, Section 8107-1.2 – Home Occupations, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8107-1.2 – Home Occupations

No commercial activity shall be construed as a valid *accessory use* to a *dwelling* 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 allowed only if operated in accordance with all the following standards and upon issuance of a Zoning Clearance:

- a. Merchandise, produce or other materials or equipment shall not be displayed for advertising purposes.
- b. Pedestrian or vehicular traffic generated by the *home occupation* shall not exceed customary residential levels and shall not disrupt traffic patterns in the vicinity of the *dwelling*.
- c. *Signs* advertising the *home occupation* are prohibited on the premises. The address or location of the *dwelling* shall not be disclosed in any form of advertisement or signage.
- d. The use of electrical or mechanical equipment that would create visible or audible interference in radio or television receivers is prohibited.
- e. A *home occupation* shall be conducted only by members of the household occupying the *dwelling*, with no other persons related to the business employed at the *dwelling*.
- f. *Home occupations* shall not occupy space required for other purposes (e.g., in required off-street parking areas and within required *setbacks*).
- g. Only one *commercial vehicle* is allowed per *dwelling unit* on the property. Said *commercial vehicle* shall not have a rated gross vehicle weight (GVW) capacity in excess of 14,000 pounds, except as allowed by Section 8108-3.4 of this Chapter. Any lettering on a vehicle that is associated with the *home occupation* shall not divulge the address of the *dwelling* where the *home occupation* is located.

- h. 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*.
- i. *Home occupations* involving the on-site use or storage of highly toxic materials, as defined in the Fire Code, are not permitted. The on-site use or storage of flammable or other *hazardous materials* shall comply with the requirements of the Ventura County Environmental Health Division and the Ventura County Fire Protection District, pursuant to the Fire Code, and the California Health and Safety Code.
- j. Hours of operation for clients shall be limited to 9:00 a.m. to 5:00 p.m., Monday through Friday. Business may continue beyond these hours if clients are not present.
- k. The maximum number of clients per day shall be six, with no overlapping in visits.
- l. The following exemptions from the *home occupation* standards outlined above are allowed provided that the business operator obtains a waiver signed by all of the owners or, if leased, lessees of the three closest occupied *dwellings* in both directions on the same side of the street, and the seven closest occupied *dwellings* on the opposite side of the street. The waiver requirement may be modified by the *Planning Director* if unique circumstances warrant the action.
 - (1) The number of clients allowed per day may be increased to a maximum of ten.
 - (2) More than one client may be allowed on site at one time.
 - (3) Clients may be allowed on the premises until 9:00 p.m.
 - (4) Clients may be allowed on the premises on Saturdays.

Article 7, Section 8107-1.3 Mobilehome and Manufactured Housing, of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8107-1.3 – Reserved for Future Use

Article 7, Section 8107-1.5 through Section 8107-1.5.2 – Model Homes/Lot Sales, of the Ventura County Ordinance Code, are hereby amended to read as follows:

Sec. 8107-1.5 – Model Homes/Lot Sales

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

- a. A temporary sales office may be located on a *lot* where a tentative map has been approved as long as the improvement plans have been approved by the Public Works Agency and improvement securities have been received and approved by the Public Works Director pursuant to Sections 8208-1 and 8208-2 of the Ventura County Subdivision Ordinance.
- b. The model homes shall be placed on a *lot* where the final or parcel map has recorded.

Article 7, Section 8107-1.6 – Open Storage, of the Ventura County Ordinance Code, pertaining to open storage accessory to a dwelling, is hereby repealed and reenacted as follows:

Sec. 8107-1.6 – Open Storage

The following standards apply to *open storage* accessory to *dwellings*.

- a. Exemptions: The situations listed below are exempt from the regulations of this section.
 - (1) The storage of construction materials or equipment kept on a *lot* that has a valid Zoning Clearance and/or an active building permit for such construction, and does not exceed an area equal to the *gross floor area* of the construction project. The construction

materials and equipment shall be removed from the subject *lot* prior to or immediately after a final sign-off on the related building permit.

- (2) Items used periodically or continuously on the property by the resident(s) thereof, such as portable outdoor furniture, refuse or recycling cans or barrels, tools and equipment for maintenance of the property and the *uses* thereon, portable outdoor cooking equipment, and recreational equipment.
- (3) Operative motor vehicles that are registered to the resident(s) of the property in which they are parked or stored, provided that such vehicles are accessory to a *dwelling*.
- (4) One cord (128 cubic feet) of firewood, if stored in a neat and orderly manner in one location on the *lot*. Two cords of wood may be kept on properties surrounded by the National Forest.

b. Standards:

- (1) There shall be no *open storage* in a *front* or *street-side setback*, or in an area 3 feet wide along one side of an interior *lot*.
- (2) The development standards set forth in the table below apply to *open storage* accessory to residential *uses* only.

Zones	Lot Area	Maximum Open Storage Area (Sq. ft.)	Maximum Height
All Zoning Designations	20,000 sq. ft. or less	200 sq. ft.	6 feet ²
	Over 20,000 sq. ft.	1 % of the <i>gross lot area</i> , up to a maximum of 1,000 sq. ft.	
OS and AE Zones	40 acres or more	2,000 sq. ft. ¹	

1. *Open storage* exceeding 1,000 sq. ft. shall be screened from view from all *public roads or streets* or private easements within 300 feet of the additional *open storage*.

2. Boats and unstacked motor vehicles may exceed the 6-foot *height* limit.

Article 7, Section 8107-1.10 Kitchens and Wet Bars, of the Ventura County Ordinance Code, pertaining to kitchens and wet bars accessory to dwellings, is hereby added to read as follows:

Sec. 8107-1.10 – Kitchens and Wet Bars

a. Purpose: The purpose of this section is to establish regulations for the use of indoor and outdoor kitchens, and *wet bars*, that are accessory to a *dwelling*.

b. Standards:

- (1) A single *kitchen*, not including an outdoor kitchen, is allowed per permitted *dwelling unit*.
- (2) No residential *accessory structures* shall contain a *kitchen* or cooking facilities unless permitted as a *dwelling unit* (e.g., *accessory dwelling unit*) or an approved outdoor kitchen.
- (3) For the purposes of this Section 8107-1.10, an outdoor kitchen is a kitchen in an unenclosed *structure* containing countertops and appliances that may or may not be surrounded by walls or a roof. A *structure* is considered unenclosed if it is open on at least two sides, with a significant portion of the wall area (at least 65 percent below 6 feet 8 inches from the floor) remaining open for light and air. An outdoor kitchen constructed with a solid roof is counted toward the maximum square footage allowed for "Accessory Structures to Dwellings" in Section 8105-4 and toward allowable *building lot coverage*.
- (4) The *setback* requirements of Article 6 shall apply to outdoor kitchen structures, equipment and appliances.
- (5) A wet bar is subject to the following conditions:

- i. It shall not contain any of the following: (1) cooking appliance or other food heating appliance; (2) garbage disposal; (3) dishwasher; (4) electric outlets in excess of 110 volts; (5) gas stub outlets; (6) more than a single bar sink; (7) plumbing greater than 1 ¼ inches in diameter connected to the bar sink drain.
- ii. It 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.
- iii. 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 as set forth in this Section 8107-1.10 and pursuant to the definition in Article 2 of this Chapter.

Article 7, Section 8107-1.11 Garage and Yard Sales, of the Ventura County Ordinance Code, pertaining to garage and yard sales accessory to dwellings, is hereby added to read as follows:

Sec. 8107-1.11 – Garage and Yard Sales

Occasional sales events conducted from or on a property with a permitted residential use shall not occur more than 8 days per calendar year and not more than 4 days in any given calendar quarter.

ARTICLE 7 – STANDARDS RELATING TO ANIMAL KEEPING

Article 7, Section 8107-2 – Animal Keeping Standards, of the Ventura County Ordinance Code, pertaining to animal keeping standards, is hereby amended to read as follows:

Sec. 8107-2 – Animal Keeping

Article 7, Section 8107-2.1 – Purpose, of the Ventura County Ordinance Code, pertaining to animal keeping standards, is hereby amended to read as follows:

Sec. 8107-2.1 - Purpose

The keeping of *animals* as a *principal use* (e.g., *animal husbandry* and *animal keeping*) or *accessory use* (e.g., *pet animals*) shall be permitted in accordance with this section and the requirements of other pertinent sections of this Chapter, particularly Articles 5 and 6. The purpose of this section is to establish *animal* density standards to regulate the keeping of *animals* for such purposes as "*animal husbandry*," "*animal keeping*" and as "*pet animals*" in a manner that will not endanger the health, peace, and safety of citizens and environment of Ventura County, and that will assure that *animals* are kept in safe and sanitary conditions.

Article 7, Section 8107-2.2.1 – Containment, of the Ventura County Ordinance Code, pertaining to animal keeping standards, is hereby amended to read as follows:

Sec. 8107-2.2.1 – Containment and Animal Shade Structures, Portable

- a. All *animals* shall be *fenced*, corralled, caged, cooped, penned, or otherwise prevented from leaving the property upon which they are located as indicated in Tables 1 and 2 of Section 8107-2, except during exercise and the movement of *animals* onto and off of the property.
- b. *Animal shade structures, portable*, as defined in Article 2, shall meet the standards outlined below in subsections (b)(1) through (b)(4). The allowable size and required permit type are delineated in Section 8105-4 of this Chapter. The requirements for these *structures* are:
 - (1) To be detached, one story and not permanently fixed to the ground by a foundation or other permanent anchor system that secures it to the ground, nor attached to any *structure* that is permanently fixed to the ground by a foundation or other

permanent method. Removable anchoring, such as stakes, guy lines, or sandbags, may be used to stabilize the *structure*;

- (2) Not exceed 12 feet in *height above grade* and not consist of more than 1,000 square feet of roof area per *structure*;
- (3) Be made of either permeable or impermeable materials; and,
- (4) Not count toward the total allowable *building lot coverage* for the subject *lot*. The total *lot* area of *portable animal shade structures* that can cover a *lot* is regulated by Section 8105-4.

If the *structure* exceeds the standards outlined above and does not qualify as a *portable animal shade structure*, it may still be approved pursuant to the separate use category of "Accessory Uses and Structures Related to Agriculture and Animal Husbandry and Animal Keeping" under Section 8105-4 of this Chapter.

Article 7, Section 8107-2.2.2 – Setbacks from Off-Site Dwelling Units, of the Ventura County Ordinance Code, pertaining to animal keeping standards, is hereby amended to read as follows:

Sec. 8107-2.2.2 - Setbacks from Off-Site Dwelling Units

Except for movement onto and off of the property, *animals* shall not be kept, maintained, or used in any other way, inside or outside of any *structure* within the distance set forth in Table 2 of Section 8107-2.5.1 and Section 8107-2.3(f) of this Chapter.

Article 7, Sections 8107-2.3 – Additional Standards, 8107-2.3.1 – Animal Equivalencies, 8107-2.3.2 – Weanable Age, 8107-2.3.3 – Keeping of Multiple Species, 8107-2.3.4 – Applicability of Lot Area Requirements, 8107-2.3.5 – Wild Animals, 8107-2.3.6 – Cross Breeds, and 8107-2.3.7 – Roosters, of the Ventura County Ordinance Code, pertaining to animal keeping regulations, are hereby amended to read as follows:

Sec. 8107-2.2.3 - Animal Equivalencies

The *Planning Director* shall determine animal unit equivalencies for species not explicitly listed, considering factors such as size, noise, waste, and impact.

Sec. 8107-2.2.4 - Weanable Age

Offspring are exempt from animal unit counts until they reach the following ages:

- a. Dogs and cats: 4 months;
- b. *Equines*: 1 year;
- c. *Roosters*: 6 months or when they have adult plumage or can crow; and
- d. Other *animals*: As determined by the *Planning Director*.

Sec. 8107-2.2.5 - Keeping Multiple Species

Different *animal* species may be kept on a single *lot*, as long as the total number of animal units does not exceed the allowed limit.

Sec. 8107-2.2.6 - Applicability of Lot Area Requirements

The square footage of contiguous *lots* under common ownership may be combined to meet the *minimum lot area* requirements for *animal keeping*, provided:

- a. The *lots* are in zones that allow *animal keeping* as a *principal use*; and
- b. The owner or lessee provides written proof of common ownership of contiguous *lots* and demonstrates that the animals utilize all affected parcels.

Sec. 8107-2.2.7 - Wild Animals

Keeping *wild animals* requires approval from relevant County, state, and federal agencies, in addition to complying with this Chapter.

Sec. 8107-2.2.8 - Cross Breeds

Animals resulting from breeding between wild and domestic parents are considered wild, unless the *Planning Director* determines otherwise.

Sec. 8107-2.3 – Roosters

The purpose of this Section 8107-2.3 is to limit the number of *roosters* that may be kept on a *lot* to eliminate the potential for a public nuisance, illegal cockfighting and the raising of birds to be used for cockfighting, to prevent the inhumane treatment of birds by those who engage in illegal cockfighting activities and for the protection of health and safety of the residents of Ventura County.

Definitions for all italicized terms in this section are set forth in Article 2 of this Chapter.

In accordance with Division 4, Chapter 4, Article 9, Sections 4494.1 through 4494.5 of the Ventura County Ordinance Code, the following limits and standards shall apply to the keeping of *roosters*:

- a. No *person* shall keep, maintain, control or harbor more than four *roosters* on any *lot* at any given time notwithstanding the maximum allowable *animal keeping* units allowed for a *lot* as set forth in Table 3 – Allowed Number of Animal Husbandry and Animal Keeping Units of Section 8107-2.5.2. The four-*rooster* limit shall not apply to the following:
 - (1) Commercial poultry ranches whose primary commodity is the production of eggs or meat for sale as permitted by the *County*;
 - (2) Public or private schools as registered with the California Department of Education;
 - (3) The County of Ventura;
 - (4) *Nonprofit humane organization animal facilities*; and
 - (5) *Youth-oriented* poultry projects sanctioned by such organizations as Future Farmers of America (FFA), 4-H, or equivalent youth organizations, and *legitimate poultry hobbyists* who own and breed poultry for exhibition or for sale of offspring in accordance with accepted poultry raising practices, may have up to five *roosters* of the same breed for a maximum of 25 *roosters* in zone designations allowing *roosters* in accordance with Table 3 of Section 8107-2.5.2 and the waiver provisions set forth in Section 8107-2.5.5 of this Chapter, and provided that such projects or hobbyist activities are approved in writing by the Ventura County Animal Services Director or any *person* authorized to act on behalf of Ventura County Animal Services.
- b. No *roosters* are permitted in the R1 and R2 Zones, the RPD Zone on *lots* less than 1 acre, and in all other zone designations with a *gross lot area* of less than 20,000 square feet.
- c. Section 8105-4's "Animal Husbandry, More Animals Than Are Permitted; Animal Keeping Non-Husbandry, More Animals Than Are Permitted; and, Keeping of Animals Accessory to Dwellings, More Animals Than Are Permitted" *land use* does not apply to the keeping of *roosters*. The maximum number of *roosters* allowed on a *lot* is set forth in Section 8107-2.3(a) above.
- d. No *person* shall maintain or control any *rooster* by means of a tether attached to an object.
- e. At all times *roosters* shall be provided: (1) access to water and shelter from the elements (i.e., rain, wind, direct sun, etc.); (2) sufficient room to spread both wings fully and to be able to turn in a complete circle without any impediment and without touching the side of an enclosure; and, (3) clean and sanitary premises that are kept in good repair.
- f. *Setback* requirements for *roosters* (40 feet minimum from any *dwelling unit*, other than the *dwelling unit* of the property owner or keeper of the *roosters*) are set forth in Section 8107-2.2.2 of this Chapter.

- g. By March 11, 2019, a property owner or *person* occupying or leasing the property or the premises of another who maintains, keeps, controls or harbors *roosters* shall have brought the number of *roosters* into conformance with the provisions of this section. Sections 8113-4 and 8113-5.4 of this Chapter do not apply to the keeping of *roosters*.

Article 7, Section 8107-2.4 – Pet Animal Standards, of the Ventura County Ordinance Code, pertaining to animal keeping regulations, is hereby amended to read as follows:

Sec. 8107-2.4 – Pet Animals

Article 7, Section 8107-2.4.1 – Pet Animals in Addition to Other Animal Keeping, of the Ventura County Ordinance Code, pertaining to animal keeping regulations, is hereby amended by revisions as follows:

Sec. 8107-2.4.1 – Pet Animals in Addition to Other Animal Keeping

The keeping of *pet animals* is permitted in all *base zones*, and is allowed in addition to other forms of *animal keeping*, such as *animal husbandry* pursuant to Section 8107-2.5 of this Chapter.

Article 7, Section 8107-2.4.2 – Pet Animals and Assigned Animal Unit Factors, of the Ventura County Ordinance Code, pertaining to animal keeping regulations, is hereby amended by revisions as follows:

Sec. 8107-2.4.2 – Pet Animals and Assigned Animal Unit Factors

Table 1 "Pet Animals" of this Section 8107-2 provides a list of *pet animals* and their assigned animal unit factor. Where a species is not listed, the *Planning Director* may make an equivalency determination in accordance with Section 8107-2.2.3 of this Chapter.

Article 7, Section 8107-2.4.4 – Allowed Number of Security and Utility Animals, of the Ventura County Ordinance Code is hereby amended by revisions as follows:

Sec. 8107-2.4.4 – Allowed Number of Security and Service Animals

- a. *Security Animals*: No more than 1.00 *animal* unit is allowed per *lot* in a commercial and industrial zone. The *animals* that are allowed are listed below in Table 1 "Pet Animals". Calculating the number of *security animals* allowed on a *lot* shall be in accordance with Section 8107-2.4.5 of this Chapter.
- b. *Service Animals*: Seeing-eye dogs and similar *service animals* trained to do work or perform tasks for the benefit of an individual with a *disability*, including a physical, psychiatric, intellectual, or other mental *disability*, pursuant to the American Disabilities Act, may be kept in addition to the maximum allowed number of *animal* units.

Article 7, Section 8107-2.4.5 – Calculating the Allowed Number of Pet Animals, of the Ventura County Ordinance Code, pertaining to pet animal regulations, is hereby amended to read as follows:

Sec. 8107-2.4.5 – Calculating the Allowed Number of Pet Animals

The sum of the individual *animal* units per principal *dwelling unit* shall not exceed the total number of *animal* units allowed pursuant to Section 8107-2.4.3 of this Chapter.

Article 7, Section 8107-2.4.6 – Calculating the Allowed Number of Pet Animals, of the Ventura County Ordinance Code, pertaining to pet animal regulations, is hereby amended to read as follows:

Sec. 8107-2.4.6 – Allowed Number of Additional Pet Animals

Additional *pet animals* may be kept on a *lot* beyond those permitted pursuant to Section 8107-2.4.3 in accordance with the following standards:

- a. *Minimum Lot Area*: The *lot* must be at least the *minimum lot area* required for the zone, as set forth in Table 3 of Section 8107-2.

- b. Additional Pet Animals Allowed: Up to twice the number of *pet animals* normally allowed may be kept, as set forth in Table 1 of Section 8107-2. For example, if four dogs are normally allowed, up to eight additional dogs may be allowed.
- c. Lot Size Increments: To add more *pet animals*, the *lot* area must meet certain thresholds:
 - (1) The first increment of additional *pet animals* requires a *lot* area that meets the *minimum lot area* for the zone, as set forth in Table 3 of Section 8107-2.
 - (2) The second increment of additional *pet animals* requires a *lot* area that is three times the *minimum lot area* for the zone, as set forth in Table 3 of Section 8107-2.
- d. Licensing and Spaying/Neutering: All *pet animals* must be licensed, and dogs and cats must be spayed or neutered, as required by Section 4421 et seq. of the Ventura County Ordinance Code.
- e. Zoning Clearance: A Zoning Clearance must be obtained from the Planning Division before bringing additional *pet animals* onto the property.
- f. Animal Unit Factors: Additional *pet animals* will count towards the total number of allowed animal units for the *lot*, as set forth in Table 3 of Section 8107-2.

Article 7, Section 8107-2.4.2 – Table 1 – Pet Animals, of the Ventura County Ordinance Code, pertaining to pet animal regulations, is hereby amended to read as follows:

See table on following page.

Table 1
(See Section 8107-2.4.2)

Pet Animals

ANIMAL TYPES ¹	ANIMAL UNIT FACTOR	MAXIMUM NO. ALLOWED PER PRINCIPAL DWELLING ²		METHOD OF CONTAINMENT	
CATS	0.25	4		Pursuant to Sec. 8107-2.2.1	
DOGS	0.25	4			
MINIATURE LIVESTOCK					
Pygmy Goats	0.25	3			
Small Equines	0.30	2			
BIRDS					
Chickens (hens only; no roosters)	0.10	5			
Birds, Small (weighing less than one-half pound)	0.015	40			
Birds, Medium (weighing between one half pound and one pound)	0.03	20			
Birds, Large (weighing over one pound)	0.10	8			
Ducks	0.10	5			
Geese, Turkeys	0.16	2			
Pigeons/Squab	0.10	10			
Pigeons – Homing/Racing	0.03	50			
FISH/AMPHIBIANS	N/A	UNLIMITED			
ANIMAL TYPES ¹	ANIMAL UNIT FACTOR	WITHIN PRINCIPAL DWELLING ²	OUTSIDE PRINCIPAL DWELLING ²		
RODENTS/FUR BEARERS					
Guinea Pigs	0.02	UNLIMITED	20		
Mice, Hamsters, Gerbils	0.01	UNLIMITED	20		
Rabbits	0.05	UNLIMITED	10		
Rats	0.02	UNLIMITED	20		
REPTILES					
Lizards	0.05	UNLIMITED	20		
Snakes	0.05	UNLIMITED	15		
Tortoises/Turtles	0.05	UNLIMITED	20		
INSECTS/SPIDERS ³	N/A	UNLIMITED	100		
WILD ANIMALS ¹	Accessory to Dwellings – Pursuant to Secs. 8107-2.2.3 and 8107-2.2.7				
SPECIES OF ANIMAL NOT LISTED	Pursuant to Sec. 8107-2.2.3				

1. *Inherently dangerous animals* may not be kept as *pet animals*.

2. See Section 8107-2.4.6 for the number of additional *pet animals* allowed as a part of *Animal Husbandry* and *Animal Keeping*.

3. The keeping of *bees* shall be in accordance with Section 8107-2.6.

Article 7, Section 8107-2.5 – Animal Husbandry/Keeping Standards, of the Ventura County Ordinance Code, pertaining to animal husbandry/keeping standards, is hereby amended to read as follows:

Sec. 8107-2.5 – Animal Husbandry and Animal Keeping

Animals, other than those being kept as pets, such as for *animal husbandry* and *animal keeping* projects, shall be kept in accordance with the following standards and other applicable standards of this Chapter.

Article 7, Section 8107-2.5.1 –Animal Husbandry/Keeping Unit Factors, of the Ventura County Ordinance Code, pertaining to animal husbandry/keeping standards, is hereby amended to read as follows:

Sec. 8107-2.5.1 - Animal Husbandry and Animal Keeping and Assigned Animal Unit Factors

- a. The types and numbers of animals allowed for husbandry or keeping purposes are listed in Table 2 of Section 8107-2, entitled "Animal Husbandry and Animal Keeping." This table also includes assigned animal unit factors for each type of *animal*. Additional specialty *animal husbandries*, such as *apiculture*, are addressed in Article 5.
- b. Where an animal species is not listed in Table 2 of Section 8107-2, the *Planning Director* may make an equivalency determination in accordance with Section 8107-2.2.3 of this Chapter.

Article 7, Section 8107-2.5.1 – Table 2 – Animal Husbandry/Keeping, of the Ventura County Ordinance Code, pertaining to pet animal regulations, is hereby amended to read as follows:

See table on following page.

Table 2
(See Section 8107-2.5.1)

Animal Husbandry and Animal Keeping

ANIMAL TYPES	ANIMAL UNIT FACTOR	METHOD OF CONTAINMENT	SETBACK REQUIREMENTS (Sec. 8107-2.2.2 and Sec. 8107-2.3(f))
Alpacas	0.50	Pursuant to Secs. 8107-2.2.1 and 8107-2.3(d)-(f)	40 ft.
Bison, Buffalos, Beefalos	1.00		
Bovines (cows, bulls, oxen)	1.00		
Chickens: Hens, Roosters	0.10		
Deer	0.50		
Ducks	0.10		
Emus	0.30		
Adult Equines:			
Small - (under 36 inches at the withers)	0.30		
Medium (over 36-58 inches at the withers)	0.50		
Large - (over 58 inches at the withers and including Donkeys and Burros)	1.00		
Goats	0.20		
Geese	0.16		
Guinea fowl	0.50		
Hogs/Swine	0.50		
Llamas	1.00		
Camels	2.00		
Ostriches, Rheas	0.50		
Peafowl	0.50		
Pheasants	0.16		
Pigeons/Squabs/Quail	0.10		
Rabbits, or other fur-bearing animal of similar size at maturity	0.05		
Sheep	0.20		
Turkeys	0.16		

Article 7, Section 8107-2.5.2 –Allowed Number of Animal Husbandry/Keeping Units, of the Ventura County Ordinance Code, pertaining to animal husbandry/keeping standards, is hereby amended to read as follows:

Sec. 8107-2.5.2 - Allowed Number of Animal Husbandry and Animal Keeping Units

The maximum number of *animal* units allowed on a given *lot(s)* is set forth in Table 3, "Allowed Number of *Animal Husbandry and Animal Keeping Units*". Up to two units of *equines* may be kept on RO, RE, and RA zoned *lots* of 10,000 to 20,000 sq. ft. if a waiver is obtained pursuant to Sec. 8111-1.1.2.

Article 7, Section 8107-2.5.2 – Table 3 – Allowed Number of Animal Husbandry/Keeping Units, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Table 3
(Section 8107-2.5.2)

Allowed Number of Animal Husbandry and Animal Keeping Units

Zone	Minimum Lot Area Required ³	10,000 to 19,999 sq. ft.	20,000 to 24,999 sq. ft.	25,000 to 29,999 sq. ft.	30,000 to 34,999 sq. ft.	35,000 to 39,999 sq. ft.	40,000 to 43,559 sq. ft.	Lots Equal to or Greater than 1 acre (43,560 sq. ft.)	
OS	10,000 sq. ft.	2	2.5	3	3.5	4	4.36	SQ. FT. OF LOT ÷ 10,000 sq. ft. = TOTAL ANIMAL UNITS ALLOWED ⁴	OVER 10 ACRES:
AE									UNLIMITED ⁴
RA ¹									
RO ¹	20,000 sq. ft.	0	3	3	4.17	4.33	4.46	Animals of 1.0 unit or greater: [(SQ. FT. OF LOT - 30,000 sq. ft.) ÷ 30,000 sq. ft.] + 4 = TOTAL ANIMALS UNITS ALLOWED Animals of less than 1.0 unit: SQ. FT. OF LOT ÷ 10,000 sq. ft. = TOTAL ANIMAL UNITS ALLOWED ⁴	
RE ¹	10,000 sq. ft.	2	2	3.2	3.4	3.6	3.74	[(SQ. FT. OF LOT - 25,000 sq. ft.) ÷ 25,000] + 3 = TOTAL ANIMAL UNITS ALLOWED ⁴	
TP									
RPD	1 ac.	0	0	0	0	0	0	SQ. FT. OF LOT ÷ 20,000 sq. ft. = TOTAL ANIMAL UNITS ALLOWED ⁴	
R1 ²	Permitted Pursuant to Sec. 8105-4, excluding <i>roosters</i> , <i>peafowl</i> , <i>guinea fowl</i> and the like.								
R2	No <i>animal keeping</i> or <i>animal husbandry</i> allowed.								

1. Only *animals* of less than 1.00 *animal* unit may be allowed on *lots* less than 20,000 square feet in the RA, RO and RE Zones unless a waiver is obtained pursuant to Section 8111-1.1.2 of this Chapter.
2. No *roosters*, *peafowl*, *guinea fowl* or the like are permitted in the R1 Zone, or on *lots* less than 20,000 square feet in other zones.
3. No more than two *peafowl* are permitted on *lots* less than 1 acre; however, up to four *peafowl* may be permitted with a waiver pursuant to Section 8111-1.1.2.
4. On *lots* 20,000 square feet or more in size (except for in the R1 and R2 Zones) or on *lots* 1 acre or more in the RPD Zone, no more than four *roosters* are allowed notwithstanding the maximum allowable *Animal Husbandry* and *Animal Keeping* Units per *lot* set forth in Table 3 above. (ADD. ORD. 4580 – 4/13/21)

Article 7, Section 8107-2.5.3 – Calculating the Allowed Number of Animal Husbandry/Keeping Units, of the Ventura County Ordinance Code, pertaining to animal husbandry/keeping standards, is hereby amended to read as follows:

Sec. 8107-2.5.3 – Calculating the Allowed Number of Animal Husbandry and Animal Keeping Units

To determine the allowed number of *animal husbandry* and *animal keeping* units, the following steps apply:

- a. Minimum Lot Area: The *lot* must be at least the minimum lot area required for the zone, as set forth in Table 3 of Section 8107-2.
- b. Additional Animal Units: Additional animal units may be allowed based on the *lot* area and the formulas outlined in Table 3 of Section 8107-2.
- c. Calculation Rounding: Animal unit and lot area calculations must be rounded to the nearest one-hundredth. If the thousandth value is 0.005 or greater, the hundredth value is rounded up by 1 (e.g., 0.125 becomes 0.13).
- d. Fractional Animal Units: Fractions of animal units may be applied towards the total number of allowed *animals* on a *lot*, but they cannot be rounded up to whole numbers.

Article 7, Section 8107-2.5.5 – Rooster Youth Projects and Rooster Hobbyists, of the Ventura County Ordinance Code, pertaining to rooster keeping standards, is hereby amended to read as follows

Section 8107-2.5.5 – Rooster Youth Projects and Rooster Hobbyists

Roosters may be kept for youth-oriented poultry projects, provided such *roosters* are kept for youth-oriented poultry projects sanctioned by such organizations as 4-H or Future Farmers of America (FFA) or equivalent youth organizations as determined by the Ventura County Animal Services Director and the *Planning Director*. *Roosters* may also be kept by *legitimate poultry hobbyists*, as defined in Article 2 of this Chapter. *Roosters* may be kept for youth poultry projects and by *legitimate poultry hobbyists* in the numbers and types as set forth in Section 8107-2.3 of this Chapter and in accordance with the *setback* and containment standards and with the written approval by the Ventura County Animal Services Director as set forth in Sections 8107-2.2.2, 8107-2.3(f), and 8107-2.3(a)(5) of this Chapter, provided any necessary waiver of the number of *roosters* up to 25 *roosters* is obtained pursuant to Section 8111-1.1.2 of this Chapter.

Article 7, Section 8107-2.6(c)(2) - Apiculture, of the Ventura County Ordinance Code are hereby amended to read as follows:

- c. Exempt Beekeeping Activities: The following beekeeping activities are exempt from the regulations of this Section 8107-2.6. et seq. Notwithstanding the following, *persons* conducting exempt beekeeping activities shall still comply with state and federal laws pertaining to *apiculture*, and shall register annually each *beehive* with the Agricultural Commissioner's Office pursuant to Section 8107-2.6(b), above.
 - (1) Keeping of *bees* within an educational institution for study or observation, or within a physician's office or laboratory for medical research, treatment, or other scientific purposes.
 - (2) In addition to the maximum number of *beehives* allowed pursuant to Section 8107-2.6.2(d), below, one additional *beehive* may be brought onto a property for a maximum of 30 days for the purposes of swarm prevention.

Article 7, Section 8107-2.6.2(a) – Backyard Beekeeping, of the Ventura County Ordinance Code are hereby amended to read as follows:

Sec. 8107-2.6.2 – Backyard Beekeeping

In addition, to the beekeeping standards in Section 8107-2.6 above, *backyard beekeeping* shall be operated in accordance with the following standards:

- a. Purpose: The purpose of this section is to establish regulations for hobbyist beekeeping activities that are accessory to a *single-family dwelling*. Naturally occurring and uncontrolled *beehives* that have colonized on a residential property for less than 30 days are not subject to the provisions of this Section 8107-2.6.2.

ARTICLE 7 – AUTO, BOAT, AND TRAILER SALES LOTS

Article 7, Section 8107-3 through 8107-3.2 Auto, Boat, and Trailer Sales Lots, of the Ventura County Ordinance Code, are hereby amended to read as follows:

Sec. 8107-3 – Automobile, Boat/Vessel, and Trailer Dealerships

New and used automobile, motor home, trailer and boat/vessel dealerships are subject to the following standards:

- a. No repair or reconditioning of such vehicles or boats/vessels shall be permitted on the property unless such work is a permitted *accessory use* to the dealership, and is done entirely within an enclosed *building*.
- b. In addition to the required off-street parking area for the dealership pursuant to Article 8, areas used for the display, parking, and maneuvering of the motor vehicles and boats/vessels sold at the site shall be surfaced in accordance with Section 8108-5.9 of this Chapter.

ARTICLE 7 – MOBILEHOME PARKS

Article 7, Section 8107-4 – Mobilehome Parks, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-4 – Reserved for Future Use

ARTICLE 7 – AGRICULTURAL SALES FACILITIES

Article 7, Section 8107-6 – Agricultural Sales Facilities, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-6 – Reserved for Future Use

ARTICLE 7 – RECREATIONAL VEHICLE PARKS

Article 7, Section 8107-7 Recreational Vehicle Parks, of the Ventura County Ordinance Code, is hereby deleted and replaced with the following:

Sec. 8107-7 – Mobilehome and Recreational Vehicle Parks

Sec. 8107-7.1 – Mobilehome Parks

Mobilehome parks are subject to all applicable zoning and development standards of this Chapter, including density standards of the zoning designation in which the *mobilehome park* is located, the applicable *General Plan* and area plan policies, and the following regulations below, unless preempted by Title 25 of the California Code of Regulations:

- a. *Mobilehome parks* are allowed in the following zones with a *Planning Commission*-approved Planned Development Permit: RA, RE, RO, R1, R2, and RPD.
- b. A *mobilehome park* may include recreational, clubhouse facilities, and other *accessory uses*.

Sec. 8107-7.2 – Recreational Vehicle Parks

Recreational vehicle parks are subject to all applicable zoning and development standards of this Chapter, the applicable *General Plan* and area plan policies, and the following regulations below, unless preempted by Chapter 2 of Title 25 of the California Code of Regulations:

- a. *Recreational vehicle parks* are allowed in the following zones with a *Planning Commission*-approved Conditional Use Permit: OS-REC, OS, RA, and RE.
- b. Site Area and Recreational Vehicle Size:
 - (1) *Minimum lot area* for a *recreational vehicle park* shall be 3 acres. The park shall be on a single *legal lot*.
 - (2) A minimum of 60 percent of the *net lot area* of the *recreational vehicle park* shall be left in its natural state or landscaped.
 - (3) The maximum size and height of a *recreational vehicle* shall be consistent with Section 18010 of the Health and Safety Code.
 - (4) The minimum individual *recreational vehicle* space size shall be 1,000 square feet, and the minimum width is 25 feet.
- c. Density: Eighteen is the maximum number of *recreational vehicle* spaces per net acre of land in a *recreational vehicle park*.
- d. Occupancy: The length of stay for each *recreational vehicle* and/or its occupants in a *recreational vehicle park* is limited to a maximum of 90 days within any 120-day period.
- e. Site Design Standards:
 - (1) Setbacks:
 - i. *Setbacks* and separation requirements for *recreational vehicles* and *accessory structures* or *buildings* in a *recreational vehicle park* shall be consistent with Title 25, Section 2330 of the California Code of Regulations.
 - ii. *Setbacks* adjacent to streets and other areas not used for *driveways*, parking, *buildings* or service areas shall be landscaped or left in its natural state.
 - (2) Each *recreational vehicle* space shall have a level area with a picnic table and a grill or campfire ring.
 - (3) Each *recreational vehicle* space shall be designed to accommodate both vehicle campers and tent camping (e.g., travel trailers, truck campers, camping trailer, motorhomes) and not interfere with vehicle and pedestrian traffic.
 - (4) *Driveways* and *recreational vehicle* spaces shall not be permitted in areas of natural slope inclinations greater than 15 percent or where *grading* would result in slope heights greater than 10 feet and steeper than 2:1.
 - (5) Where needed to enhance aesthetics, to ensure public safety and minimize noise, a *fence*, wall, landscape screen, vegetative earthen mound, or other adequate designs approved by the *Planning Director* shall screen the recreational vehicle park from public rights-of-way and from residential uses on adjacent properties.
 - (6) The identification sign for the *recreational vehicle park* shall be made from materials that blend in with the natural setting of the area.
 - (7) No travel trailers, trailer coaches, motor homes, campers or tents shall be offered for sale, lease or rent within a *recreational vehicle park*.
 - (8) Driving, staging or parking of motor vehicles outside of designated *driveways* and parking areas within the park is prohibited.
- f. Accessory Structures and Buildings:
 - (1) Each park is allowed to have one on-site manufactured home or *mobilehome* for use by persons employed in the management or operation of the park in accordance with Title 25, Section 2118 of the California Code of Regulations.

- (2) A management office for the *recreational vehicle park* may be allowed and shall be located near the entry/exit to the park.
- (3) A *recreational vehicle park* may include an accessory commercial establishment, not exceeding 500 square feet of *gross floor area*. The park may also include *accessory buildings* for guest recreation, laundry, and site maintenance.
- (4) No permanent *building* or *structure* shall be attached to or constructed within any designated *recreational vehicle space*. Portable *accessory structures* and fixtures such as benches and fire pits that enhance the space are allowed.

g. Utilities:

- (1) Electrical utility lines shall be installed underground in conformance with applicable state and local regulations.
- (2) *Recreational vehicle park* drainage systems shall discharge into a public sewer or a private sewage disposal system approved by the Ventura County Environmental Health Division.
- (3) Trash collection areas shall be distributed throughout the park. At least one trash and recycling enclosure is required onsite, which must:
 - i. Be enclosed by a 6-foot tall landscape screen, solid wall or *fence*;
 - ii. Have an accessible entry on one side; and
 - iii. Meet the *County's "Space Allocation Guidelines for Refuse and Recyclables Collection and Loading Areas"* (or successor document) provided by the Public Works Agency, Integrated Waste Management Division.
- (4) *Recreational vehicle parks* shall be connected to a permanent source of potable water.
- (5) Toilets, showers, and lavatories shall be provided in accordance with Title 25, Section 1112 of the California Code of Regulations.

ARTICLE 7 – RESTAURANTS, BARS AND TAVERNS

Article 7, Section 8107-8 – Restaurants, Bars and Taverns, of the Ventura County Ordinance Code is hereby deleted and replaced with the following land use regulations pertaining to golf courses to read as follows:

Sec. 8107-8 – Golf Courses

The following regulations apply to golf courses:

- a. A golf course may include *accessory structures* as needed for maintenance and to serve players including a maintenance *building*, a pro shop, restrooms, eating facilities, and short-term overnight accommodations.
- b. Short-term overnight accommodations may be permitted as an *accessory use* to a golf course provided the overnight accommodation *use*:
 - (1) Is approved by a new Planning Commission-approved Conditional Use Permit, or through a modification of an existing Conditional Use Permit in accordance with Section 8111-6 of this Chapter,
 - (2) Is limited the use of the *buildings* or a portion of the *buildings* to players on a day of golf, members of the golf club, and their guests for fewer than 30 consecutive days;
 - (3) Consists of a maximum of two *dwelling units*, one meeting the development standards of a *single-family dwelling* under Article 6 of this Chapter, and the other meeting the development

standards of an *accessory dwelling unit* under Section 8107-1.7 of this Chapter, based on the zone and size of the *lot* they are located on; and

- (4) Is in compliance with the *County Business License Tax Ordinance*.

ARTICLE 7 – VETERINARY CLINICS

Article 7, Section 8107-10 – Veterinary Clinics, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-10 - Veterinary Clinics and Temporary Animal Vaccination Clinics

Sec. 8107-10.1 – Veterinary Clinics

- a. Veterinary clinics, for *pet animals* only, are allowed in the C1 Zone with a Planning Commission-approved Conditional Use Permit, and in the CPD, M1, M2, and M3 Zones with a Planning Director-approved Planned Development Permit, pursuant to Section 8105-5 of this Chapter.
- b. Veterinary clinics shall be housed in a completely enclosed, soundproof *building*.
- c. A temporary animal vaccination clinic operating on the same site as a veterinary clinic is allowed and shall comply with the provisions of Section 8107-10.2 of this Chapter.

Sec. 8107-10.2 – Temporary Animal Vaccination Clinics

- a. Temporary animal vaccination clinics are allowed in the C1 and CPD Zones with the issuance of a Zoning Clearance pursuant to Section 8105-5 of this Chapter.
- b. These clinics shall operate no more than one day in any 90-day period within a one-mile radius of a previously conducted temporary animal vaccination clinic.
- c. These clinics shall provide preventive medical care only, and shall not diagnose or treat injured, sick or diseased *animals*, except to the extent necessary to provide immunization or vaccination.
- d. All vaccinations shall be performed inside a trailer or other portable *structure*.
- e. These clinics shall provide services only during daylight hours.
- f. The operation of these clinics shall not disrupt normal traffic flows, and shall not result in the blocking of public rights-of-way or parking area aisles, except as allowed by the approved *entitlement*. All related materials and facilities shall be removed at the conclusion of the clinic's allowable operational period.
- g. Facilities for the treatment and disposal of animal urine and fecal wastes attributable to these clinics shall be provided and utilized as necessary to keep these clinics and areas within a 100-foot radius thereof clean and free of flies and odors.
- h. Sufficient staff, other than those administering vaccinations, shall be made available by the clinic operator to control crowds, assist with the handling of *animals* and maintenance of the area. At least two such staff members shall be provided at these clinics.

ARTICLE 7 – FILMING ACTIVITIES

Article 7, Section 8107-11 – Filming Activities, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-11 – Filming Activities

All *filming activities* shall be conducted in accordance with the California Film Commission's "Filmmaker's Code of Professional Responsibility" and shall not result in damage to the filming location or to surrounding properties. Except for permanent facilities, all affected properties shall be restored to their original condition when such filming is completed.

Article 7, Section 8107-11.1 – Occasional Filming Activities, Without Waivers, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-11.1 – Occasional Filming Activities, Without Waivers

Occasional filming activities are allowed with the issuance of a Zoning Clearance, which will serve as a ministerial "Film Permit," provided that the activities, or any portions thereof, do not:

- a. Exceed a total of 60 days on any *lot* in any 180-day period.
- b. Occur between 10:00 p.m. and 7:00 a.m. unless they are on a designated "back lot," studio or sound stage.
- c. Cause traffic delays of more than three minutes on *public* or private *roads*.
- d. Result in noise levels exceeding that which is normal for the area and surrounding properties, or result in types of noise emanating from such sources as gunfire, explosions, aircraft, etc., that are not normal for the area in question, unless the nearest *dwelling* is located more than 2,000 feet from the noise source.
- e. Result in levels of light and glare exceeding that which is normal for the area.
- f. Result in levels of dust being generated that are likely to impact upon surrounding properties.
- g. Result in alterations of land via: *grading* more than 50 cubic yards; more than a 1/2-acre of brush/*vegetation* removal; streambed alterations; off-road motor vehicle activity; and the like.
- h. Result in disturbances to significant flora, fauna, cultural, historical, or paleontological resources, other than those allowed by this Chapter.
- i. Exceed criteria established by the *base zone* or for a specific geographical region recognized and approved by the Board of Supervisors.

Article 7, Sections 8107-11.1 through 8107-11.2.4 – Occasional Filming Activities, With Waivers, of the Ventura County Ordinance Code, are hereby amended to read as follows:

Sec. 8107-11.2 – Occasional Filming Activities, With Waivers

Sec. 8107-11.2.1

Occasional filming activities that exceed any of the thresholds listed in Section 8107-11.1(a) through (i) above may be approved with a Zoning Clearance, which will serve as a ministerial "Film Permit," when the *applicant* can provide signed waiver statements, in a form acceptable to the *Planning Director*, agreeing with the *filming activities* from 50 percent plus 1 of the total of the following parties that may be affected by the activities:

- a. In areas designated Open Space, Rural, or Agriculture in the *General Plan*, residents in *dwelling units* on *lots* within 1,000 feet of the boundary of the permit area where the *filming activities* are taking place;
- b. In areas designated Open Space, Rural, or Agriculture in the *General Plan*, the *caretakers* or owners/keepers of *animals* that are housed within *structures* on *lots* within 1,000 feet of the boundary of the permit area where the *filming activities* are taking place;
- c. In all other *General Plan* land use designations, *dwelling units* on *lots* within 300 feet of the boundary of the permit area where the *filming activities* are taking place;

- d. In all areas of the *County*, residents of *lots* to which *access* must be taken from private easements that also provide *access* to the *lots* upon which the *filming activities* are taking place.

Sec. 8107-11.2.2

Waivers shall be counted as follows:

- a. Only one waiver per potentially affected *dwelling unit* shall be counted, regardless of the number of occupants of a *dwelling unit*, pursuant to subsections (a) and (c) of Section 8107-11.2.1 above.
- b. Only one waiver per potentially affected *lot* shall be counted pursuant to subsection (b) of Section 8107-11.2.1 above.
- c. In instances where more than one potentially affected *lot* is owned by the same individual, and that individual is the signatory of the waiver, only one waiver from that individual shall be counted.
- d. The names and addresses of the above-listed parties within the required contact area, and the language of the waiver statement, shall be reviewed and approved by the Planning Division prior to the *applicant's* initiation of the waiver process. Verification that 100 percent of the above listed parties have been contacted shall be submitted to the Planning Division.

Sec. 8107-11.2.3

Filming activities lasting less than 90 days in any 180-day period and that exceed the thresholds listed in Section 8107-11.1.(g) and (h) above may be approved with a Zoning Clearance, which will serve as a ministerial "Film Permit," when the *applicant* can provide documentation confirming to the satisfaction of the *Planning Director* that the activity is being regulated by some other agency having authority over that issue.

Sec. 8107-11.2.4

Notification of residents and property owners beyond that which is required by Section 8107-11.2.1 of this Chapter may be required as determined by the *Planning Director*.

Article 7, Section 8107-11.3 – Discretionary Permit, of the Ventura County Ordinance Code, pertaining to filming activities, is hereby amended to read as follows:

Sec. 8107-11.3 – Discretionary Permit

Any occasional filming activity requests that exceed the thresholds set forth in Section 8107-11.1 of this Chapter and for which waivers cannot be obtained shall be subject to the permit requirements established under Article 5, unless the *Planning Director* determines that, based upon the characteristics of the *filming activities*, it can be seen with certainty that there is no possibility that the activities could have any impacts on surrounding land uses.

Article 7, Section 8107-11.4 – Authority, of the Ventura County Ordinance Code, pertaining to filming activities, is hereby amended to read as follows:

Sec. 8107-11.4 – Authority

The *Planning Director*, in reviewing a filming request, may require the *applicant* to demonstrate that factors beyond those listed in Section 8107-11.1 of this Chapter, and under the purview of the *Planning Division* or another regulatory agency, have been adequately addressed. The *Planning Director* retains the right to conduct a site inspection at all times.

ARTICLE 7 – OUTDOOR SALES AND SERVICES, TEMPORARY

Article 7, Section 8107-12 – Outdoor Sales and Services, Temporary, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-12 - Outdoor Sales and Services, Temporary

Such *uses* are permitted for one day in any 90-day period, provided that they do not disrupt normal traffic flows and do not result in the blocking of public rights-of-way, *parking area* aisles or required parking spaces, except as allowed by permit. All related facilities and materials shall be removed on the departure of the *use*.

ARTICLE 7 – CHRISTMAS TREE SALES

Article 7, Section 8107-13 – Christmas Tree Sales, of the Ventura County Ordinance Code, is hereby repealed and reenacted to read as follows:

Sec. 8107-13 - Seasonal Sales of Christmas Trees and Pumpkins

- a. Purpose: The purpose of this Section 8107-13 is to establish limitations, safeguards, and controls for the seasonal sales of Christmas trees and pumpkins ("sales facility").
- b. Required Permit: A Zoning Clearance is required prior to the set-up and operation of such sales facility, subject to the criteria and requirements set forth in Sections 8107-13(c) through (m) below.
- c. Allowed Zones: Such sales facilities are allowed in the OS-REC, OS, AE, RA, and TP Zones provided that the sales facilities are accessory to an existing agricultural operation, and in the C1, CPD, TC and IND Zones.
- d. Duration: Sales facilities are allowed to be open for business from September 1 through December 31. The facility shall be removed and the premises cleared of all debris and materials, including temporary signs, fencing and electrical power, no later than 10 days after the permitted operating term.
- e. Hours of Operation: The daily hours of operation are limited to 9:00 a.m. to 8:00 p.m., including any set-up and breakdown activities.
- f. Lighting: All *outdoor lighting*, including temporary lighting, shall be hooded and/or directed downward to prevent spillover onto adjacent property, except for market/string lighting. Outdoor lighting located within the Dark Sky and HCWC *Overlay Zones* shall comply with the applicable lighting regulations of Sections 8109-4.7 and 8109-4.8 of this Chapter. All *outdoor lighting* not used for *security lighting* shall be turned off by 8:00 p.m.
- g. Sales facilities shall not be used for the sale of any merchandise not directly associated with pumpkins or with Christmas trees and related holiday decorations.
- h. One temporary *identification sign* not exceeding 20 square feet in area is allowed on the property. No flags, banners, or pennants are allowed.
- i. Sales facilities ingress and egress shall not create a traffic or pedestrian safety hazard.
- j. Sales facilities shall comply with the standards established by the Ventura County Fire Protection District pertaining to temporary *uses* and *structures*.
- k. Amplified music and the use of inflatable *structures* are prohibited.
- l. Temporary fencing up to 7 feet in *height* around the sales facility is allowed, provided the fencing location and *height* complies with the standards of Section 8106-8.1.1 of this Chapter.
- m. Temporary electrical power shall be obtained, as required by the Building and Safety Division, for sales facilities requiring electrical service.

ARTICLE 7 – STORAGE OF BUILDING MATERIALS, TEMPORARY

Article 7, Sections 8107-15 – Storage of Building Materials, Temporary, of the Ventura County Ordinance Code, is hereby deleted and replaced by the following land use pertaining to bed-and-breakfast inns to read as follows:

Sec. 8107-15 – Bed-and-Breakfast Inns

The following standards apply to *bed-and-breakfast inns*:

- a. Allowable Zones and Permit Type: *Bed-and-breakfast inns* are allowed in the OS, AE, RA, RE, R1, R2, and the RPD Zones with a Planning Commission-approved Conditional Use Permit.
- b. Accommodations:
 - (1) Guests shall stay no more than 30 consecutive nights.
 - (2) No more than six guest rooms are allowed, except as set forth in Section 8107-15(d)(1) below.
 - (3) No more than 15 guests are allowed to stay at the *bed-and-breakfast inn* at one time.
 - (4) At least one permanent resident, or *family*, shall occupy the *dwelling* that is used as, and shall manage, the *bed-and-breakfast inn*, except as otherwise required pursuant to subsection (c)(2) below.
 - (5) Meals shall only be served to residents and overnight guests.
- c. If the *bed-and-breakfast inn* is located in the AE and OS Zones, the following additional standards apply:
 - (1) *Bed-and-breakfast inns* are allowed in the OS Zone only on previously disturbed or developed areas on the property.
 - (2) At least one permanent resident, or *family*, who owns the property shall occupy the *dwelling* that is used as, and shall manage, the *bed-and-breakfast inn*.
- d. If the *bed-and-breakfast inn* is located in the RA and RE Zones, the following additional standard applies:
 - (1) A maximum of 10 guest rooms may be allowed on *lots* that are over 1 acre, as determined by the *decision-making authority*.
- e. Parking: *Bed-and-breakfast inns* shall comply with the off-street motor vehicle and bicycle parking space requirements as set forth in Section 8108-4.7.

ARTICLE 7 – CAMPGROUNDS

Article 7, Sections 8107-16 through 8107-16.14, Campgrounds, of the Ventura County Ordinance Code, are hereby amended to read as follows:

Sec. 8107-16 – Campgrounds

Campgrounds shall be developed in accordance with the following standards:

- a. The *minimum lot area* of a *campground* shall be 3 acres.
- b. At least 75 percent of the total site shall be left in its natural state or be landscaped. The remaining 25 percent of land is eligible for development.
- c. Each individual camp site shall be no less than 1,000 square feet and there shall be no more than nine camp sites per acre eligible for development pursuant to Section 8107-16(b) above. Group camp sites shall be designed to accommodate no more than 25 people per acre eligible

for development.

- d. Where needed to enhance aesthetics or to ensure public safety, a *fence*, wall, landscaping screen, vegetative earthen mound, or other adequate screening approved by the *Planning Director* shall enclose the *campground*.
- e. Utilities shall be installed underground and shall comply with the installation standards and requirements set forth in applicable state and local regulations.
- f. Animal-proof trash cans shall be distributed throughout the *campground* in designated areas as illustrated on the approved plans. At least one trash and recycling enclosure is required, which must:
 - (1) Be enclosed by a 6-foot tall landscape screen, solid wall or *fence*;
 - (2) Have an accessible entry on one side; and
 - (3) Meet the Integrated Waste Management Division's "*Space Allocation Guidelines for Refuse and Recycling Collection and Loading Areas*."
- g. Off-road motor vehicle uses are not permitted.
- h. The following standards apply to *structures* on the site, excluding the *dwelling(s)* of the property owner, *campground* director/manager, or the *caretaker*:
 - (1) *Buildings* and *structures* are limited to restrooms/showers and a clubhouse for cooking and/or minor recreational purposes.
 - (2) There shall not be more than one set of enclosed, kitchen-related fixtures.
 - (3) There shall be no *buildings* or *structures* that are used or intended to be used for sleeping quarters for guests.
- i. *Campgrounds* may include minor accessory recreational uses, such as swimming pools (limited to one) and sport courts.
- j. Outdoor tent-camping is permitted.
- k. No hook-ups for recreational vehicles are allowed.
- l. Occupation of the site by a guest shall not exceed 30 consecutive days.
- m. *Campgrounds* shall comply with the parking and loading requirements of Article 8 of this Chapter.
- n. *Campgrounds* may be permitted one principal *dwelling unit* per *legal lot*, and *accessory dwelling unit(s)* as authorized by this Chapter for the property, which may only be inhabited by the property owner, *campground* director/manager, or *caretaker* of the property along with their respective families.

ARTICLE 7 – CAMPS

Article 7, Sections 8107-17 through 8107-17.12 – Camps, of the Ventura County Ordinance Code, are hereby amended to read as follows:

Sec. 8107-17 - Camps

Camps shall be developed and operated in accordance with the following standards:

- a. The *minimum lot area* shall be 10 acres on property zoned RA and RE. The *minimum lot area* shall be 50 acres on property zoned OS-REC and OS. *Camps* may only be permitted in the OS-REC and OS Zones if the *camp* facilities are located in existing developed areas or in areas previously disturbed by agricultural or other permitted land use activities.
- b. The total overnight population shall be limited to the amount calculated pursuant to Sections

8107-17(b)(1) through (b)(3) below. This limitation shall apply to both *camp* guests and employees employed for *camp* activities. Where an employee is engaged in both *camp* activities and non-camp activities on the property, the employee shall be counted as a 0.5 employee toward the overnight population limitation for *camps*. If an employee working the property is not engaged in any *camp* activities, the employee shall not count toward the overnight population limitation for *camps*.

- c. Camps on property zoned RA: $\text{lot size in acres} \times 2.56 =$ the maximum number of persons to be accommodated overnight.
 - (1) Camps on property zoned RE: $\text{lot size in acres} \times 10.24 =$ the maximum number of persons to be accommodated overnight.
 - (2) Camps on property zoned OS-REC and OS: $\text{lot size in acres} \times 0.25 =$ the maximum number of persons to be accommodated overnight. There shall be a maximum overnight population limit of 250 guests and employees.
- d. Total daily on-site population of guests and employees shall be limited by the following calculations:
 - (1) *Camps* zoned RA: $5.12 \times \text{lot size in gross acres} =$ maximum number of persons allowed daily on site.
 - (2) *Camps* zoned RE: $20.48 \times \text{lot size in gross acres} =$ maximum number of persons allowed daily on site.
 - (3) *Camps* zoned OS-REC and OS: $0.5 \times \text{lot size in gross acres} =$ maximum number of persons allowed daily on site. There shall be a maximum daily limit of 500 guests and employees, except as permitted in Section 8107-17(c)(4) below.
 - (4) The maximum total daily population of guests and employees may be temporarily exceeded for special events, subject to the terms and conditions outlined in the camp's discretionary *entitlement*, which shall specify the allowable frequency and attendance capacity for such events.
- e. Building intensity shall be limited by the standards described below in Sections 8107-17(d)(1) through (d)(5). These standards shall apply to *structures* used for *camp* activities. Where a *structure* is used for both *camp* activities and non-camp activities, one-half of that *structure* shall be applied to the square footage limitation for *camps*. If a *structure* is not used for *camp* activities, it shall not be considered in the square footage limitations for *camps*.
 - (1) Overnight Accommodations: Sleeping, restroom, and shower facilities shall be limited to an average of 200 square feet per overnight guest and employee per Section 8107-17(b) above (Overnight Population), except those for permanent employees pursuant to Section 8107-17(d)(3) below.
 - (2) All Other Roofed Structures or Buildings: The total allowed square footage of all other roofed *structures* or *buildings* shall be limited to 100 square feet per person allowed per Section 8107-17(c) above (Daily On-Site Population).
 - (3) *Dwelling(s)* for the director, manager, or *caretaker* of the *camp* are exempt from the overnight accommodation facility limitations of Section 8107-17(d)(1) above. Guests of the *camp* are prohibited from using these *dwelling units* for overnight accommodation.
 - (4) The building intensity standards as described in Sections 8107-17(b) and 8107-17(c) above (Overnight and Total Daily Populations) address distinctly different facilities and are not interchangeable or subject to borrowing or substitutions.
 - (5) For *camps* located in the OS-REC and OS Zones, no single *structure* shall exceed 25,000 square feet in area, and the total area of all *structures* used for a *camp* shall be limited to 50,000 square feet per permit area.

- f. *Camp* facilities shall have adequate sewage disposal and domestic water as determined by the Ventura County Environmental Health Division.
- g. Lighting from *camp* facilities must be designed and installed to prevent direct illumination or glare from shining onto neighboring properties.
- h. *Camp* facilities shall be developed in accordance with applicable *County* noise standards.
- i. Guests shall not occupy the *camp* facilities for more than 30 consecutive days.
- j. To ensure the *camp* functions as a unified whole and remains compatible with neighboring properties, the *County* may impose specific conditions on the camp's discretionary *entitlement* that limit or restrict future development, subdivision, or activities on the property.
- k. Sixty percent of the *net lot area* of the property shall remain in its natural state or in agricultural use.
- l. *Camps* shall comply with the parking and loading requirements of Article 8 of this Chapter.
- m. The *applicant* shall submit the following supplemental documents with the discretionary *entitlement* application for a *camp*; the *entitlement* shall require compliance with the provisions of said documents upon their acceptance and approval by the *County*:
 - (1) A plan to address transportation to and from and within the project site, including the types of vehicles to be used, and road and trail locations.
 - (2) An Emergency Response and Evacuation Plan that provides a set of procedures to help facilitate safe evacuations of employees and guests of the *camp* in case of an *emergency*, including but not limited to, installation of alarm systems, exit routes, locations of designated safe areas, and employee training and *emergency* drills.

ARTICLE 7 – RETREATS

Article 7, Sections 8107-18 through 8107-18.8 Retreats, of the Ventura County Ordinance Code, are hereby amended to read as follows:

Sec. 8107-18 – Retreats

Retreats shall be developed and operated in accordance with the following standards:

- a. The *minimum lot area* for a *retreat* is 5 acres.
- b. A *retreat* shall not have sleeping accommodations for more than 20 people, inclusive of employees and guests.
- c. Guests shall not occupy the *retreat* facility for more than 60 days in a calendar year.
- d. *Retreats* shall be limited to the total square footage in *gross floor area* listed in the table below:

Retreat Buildings and Structures	Maximum Gross Floor Area (GFA)
Sleeping and Restroom Facilities	200 sq. ft. of GFA for each overnight guest
All Other <i>Buildings</i> (Other Than <i>Structures for Animals</i>) (E.g., Kitchen, Dining Areas, Conference Rooms, Storage Areas)	2,000 sq. ft. of GFA total

- e. *Structures* for the *retreat* shall not exceed a *height* of 25 feet, unless authorized by the retreat's discretionary *entitlement*.
- f. A *retreat* may include minor accessory recreational facilities such as horse facilities, equestrian trails, hot tubs, one swimming pool, and one sport court.

- g. *Structures* for the *retreat* shall be set back at least 100 feet from *public roads*. Foliage and natural topography shall be used to the maximum extent feasible for screening of *retreat structures* from public rights-of-way and from residential *uses* on adjacent properties.
- h. On-site lighting must be designed and installed to prevent direct illumination or glare from shining onto neighboring properties.

ARTICLE 7 – GOLF COURSES

Article 7, Sections 8107-19 – Golf Courses, of the Ventura County Ordinance Code, is hereby deleted and replaced with the following pertaining to agricultural promotional uses to read as follows:

Sec. 8107-19 – Agricultural Promotional Uses

Sec. 8107-19.1 – Purpose

Agricultural promotional uses and *accessory structures* are intended to advance agricultural operations in Ventura County through promotional, educational, and entertainment activities that directly relate to agricultural activities in the *County* and/or on the subject site by exposing the public to the industry's economic and cultural contributions, and farming practices.

Sec. 8107-19.2 – Range of Uses

In pursuit of the above purpose, such activities as the following may be allowed: tours of the facility, interactive exhibits that educate, recreational/entertainment activities with an agricultural theme, and/or other activities that are dependent on the agricultural setting. *Accessory uses* to the promotional use, such as food and beverage facilities and sales of souvenirs related to the promotional use, may also be allowed.

Sec. 8107-19.3 – Standards

Agricultural promotional uses shall meet all the following standards:

- a. The *principal use* on the site is *agriculture* and the promotional use is clearly subordinate and accessory to the agricultural use in that:
 - (1) No more than 15 percent of the site is devoted to the promotional use and its related *accessory uses* and required parking, and
 - (2) At least 80 percent of the land not devoted to the promotional use shall be devoted to production of *agriculture* and related *accessory structures* and improvements.
- b. The *agricultural promotional use* shall meet the standards set forth in Section 8111-1.2.1.3 of this Chapter regardless of the zoning designation on the property.
- c. The *agricultural promotional use* is complementary to and promotes the agricultural uses on the land or in the *County* in that the *use* relies on the agricultural setting as a principal inducement for people to come to the site, or generally involves authentic agricultural themes, equipment, characters, etc., e.g. *farm animals* and not *wild animals*, farm tractors and not sports cars.
- d. *Uses* that are not allowed as a *principal use* in the zones where an *agricultural promotional use* is allowed, pursuant to Section 8105-4 of this Chapter, are not allowed as *accessory uses* to an *agricultural promotional use* under this Section 8107-19.

- e. The *agricultural promotional* facilities will be required to meet all of the regulations of all other *County* agencies with regard to any proposed *structures* such as public occupancy, sanitary facilities, disabled access, fire safety, security, etc.

ARTICLE 7 – AGRICULTURAL BUILDINGS

Article 7, Section 8107-20 –Agricultural Buildings, of the Ventura County Ordinance Code, pertaining to agricultural building regulations, is hereby amended to read as follows:

Sec. 8107-20 - Agricultural Buildings and Structures

Article 7, Section 8107-20.1 – Calculating GFA for Agricultural Buildings, of the Ventura County Ordinance Code, pertaining to agricultural building regulations, is hereby amended to read as follows:

Sec. 8107-20.1 – Calculating Gross Floor Area for Agricultural Buildings and Structures

The *gross floor area (GFA)* for agricultural *buildings* and *structures* (principal and accessory) shall be calculated separately for each category of uses identified in Article 5 (Use Matrix) of this Chapter. For example, in Section 8105-4 of this Chapter, under the use category of "Crop and Orchard Production," the allowed *GFA* for "Principal Structures Related to Agriculture" such as greenhouses, is independent of the *GFA* allowed for the use category of "*Agricultural Sales Facilities*."

Article 7, Section 8107-20.2 – Agricultural Shade/Mist Structures, of the Ventura County Ordinance Code, pertaining to agricultural building regulations, is hereby amended to read as follows:

Sec. 8107-20.2 - Agricultural Shade/Mist Structures

Agricultural shade/mist structures shall meet the requirements of the Ventura County Fire Code, Ventura County Building Code, and the regulations administered by the Public Works Agency, some of which may be more restrictive than those listed below. Prior to the issuance of a Zoning Clearance, the following standards and requirements shall be met:

- a. There shall be no permanent floor materials.
- b. Permanent walkways within an *agricultural shade/mist structure* shall not exceed 10 percent of the *structure's GFA*.
- c. All cover materials shall be of flexible fabric or membrane and not solid rigid materials such as glass, fiberglass, plastic, or metal.
- d. The *agricultural shade/mist structure's* foundations and supporting members shall be designed and constructed so as to be easily removed.
- e. There shall be no heating, cooling, or lighting systems in the *agricultural shade/mist structures* or utilities, except water or electricity for irrigation timers.
- f. No *agricultural shade/mist structure* shall exceed 15 feet above *grade* at its highest point.
- g. The *agricultural shade/mist structures* shall be set back at least 20 feet from all property lines, unless otherwise directed by the *Planning Director*. For example, the 20-foot *setback* requirement may be reduced if an agricultural lease, where the *structure* is located, covers more than one *lot*.
- h. A 6-foot separation is required between *agricultural shade/mist structures* and other *structures* or *buildings* on the property.

- i. Documentation, satisfactory to the *Planning Director*, shall be submitted by the Ventura County Fire Protection District, the Building and Safety Division, and the Public Works Agency, indicating: 1) that the project, as proposed, is capable of meeting the requirements of the respective Ventura County agencies; and 2) whether a specific permit(s) is required by any of the respective agencies.

Article 7, Sections 8107-20.3 through 8107-20.3.3—Agricultural Offices, of the Ventura County Ordinance Code, are hereby amended to read as follows:

Sec. 8107-20.3 – Agricultural Offices

The following requirements shall apply to agricultural offices located in the OS, AE, and RA Zones:

- a. A Zoning Clearance is required for a maximum 700-square foot *GFA* agricultural office provided that it is located on the same *lot* as the principal agricultural operation it supports, or is on an adjacent *lot* under the same ownership, and it meets one or more of the following criteria:
 - (1) The *lot* is covered by a Land Conservation Act (LCA) contract;
 - (2) The *lot* size is 100 acres or greater;
 - (3) The Ventura County *Agricultural Commissioner* has certified that a bona fide commercial agricultural operation is being conducted on the *lot*.
- b. Larger agricultural offices and those not meeting the criteria of subsection (a) above may be permitted with a *Planning Director*-approved Conditional Use Permit.
- c. The *GFA* of the agricultural office shall be counted toward the cumulative *GFA* per *lot* permitted for the use category of "Accessory Uses and Structures Related to Agriculture, Animal Husbandry and Animal Keeping" in Section 8105-4 of this Chapter.
- d. Agricultural offices may not be used as a *dwelling* and shall not include a kitchen, sleeping or bathing facilities.

Article 7, Section 8107-20.4 – Hoop Houses, of the Ventura County Ordinance Code, pertaining to agricultural building regulations, is hereby added to read as follows:

Sec. 8107-20.4 – Hoop Houses

- a. *Hoop houses* are exempt from Planning Division permits if they meet the following standards:
 - (1) They are used to protect crops on a temporary basis during the growing season.
 - (2) They have a removable cover made of flexible material like plastic or mesh shade cloth.
 - (3) They are 12 feet tall or less.
 - (4) They do not have a permanent foundation or footings.
 - (5) No electrical, plumbing, or mechanical installations are connected to the *structures*.
 - (6) The Public Works Agency does not require an encroachment, watercourse or floodplain development permit for the *structures*.
 - (7) The Building and Safety Division does not require a building permit for the *structures*.
 - (8) The Fire Protection District does not require a fire code permit for the *structures*.
- b. If the *structure* exceeds the standards outlined above, it may still be permitted pursuant to the requirements of the use category of "Accessory Uses and Structures Related to Agriculture, Animal Husbandry and Animal Keeping" in Section 8105-4 of this Chapter.

Article 7, Section 8107-20.5 – Agricultural Sales Facilities, of the Ventura County Ordinance Code, pertaining to agricultural building regulations, is hereby added to read as follows:

Sec. 8107-20.5 – Agricultural Sales Facilities

The following standards apply to all *agricultural sales facilities*:

- a. No more than one *agricultural sales facility* is allowed per *legal lot*.
- b. The *agricultural sales facility* shall be located on the *lot* where it would minimally compromise the crop production on the *lot*.
- c. The *agricultural sales facility* shall not be located closer than 30 feet from a public right-of-way. This *setback* area shall be kept free of *structures* and *open storage* to provide for off-street parking for the *agricultural sales facility*.
- d. There shall be safe motor vehicle ingress and egress from the *agricultural sales facility*, and onto a public right-of-way, as determined by the Public Works Agency.
- e. Off-street parking shall be provided in accordance with the standards set forth in Article 8 under "Agricultural Land Uses" and shall not encroach into the public right-of-way.
- f. The *agricultural sales facility* may have one *freestanding sign* and one *attached sign*, with a combined total square footage of no more than 45 square. The property may be permitted additional signage in accordance with Section 8110-5.1 of this Chapter.
- g. *Accessory structures* to an *agricultural sales facility* shall not cumulatively exceed the *GFA* of the *agricultural sales facility*.
- h. No *accessory structure* shall be attached to an *agricultural sales facility* unless the combined *GFA* of the *accessory structure* and the *agricultural sales facility* do not exceed the allowable size of the *agricultural sales facility* as set forth in the Section 8105-4 of this Chapter.
- i. The *agricultural sales facility* shall comply with all applicable Building and Fire Code requirements and applicable regulations of the Environmental Health Division.
- j. Only *preliminary processing* of agricultural products at the *agricultural sales facility* shall occur, unless the products are from an approved locally grown food processing facility pursuant to Section 8107-21.
- k. The sale and sampling of products at the *agricultural sales facility* shall comply with all applicable regulations of the Environmental Health Division.

Article 7, Section 8107-20.5.1 – Small Facilities, of the Ventura County Ordinance Code, pertaining to agricultural sales facilities, is hereby added to read as follows:

Sec. 8107-20.5.1 – Small Facilities

In addition to the general standards of Section 8107-20.5 above, small *agricultural sales facilities* shall comply with the following standards:

- a. The facility shall be accessory to active crop production of 1 acre or more on the same *lot*, and at least 25 percent of the *gross lot area* is devoted to crop production.
- b. The *agricultural sales building* shall be single story and not exceed 400 square feet in *GFA*. The total outdoor sales and display area of products shall not exceed 1,000 square feet.
- c. An area equivalent to at least 65 percent of the area of the longest side of the *building* or *structure* is left open and unobstructed during business hours.
- d. The *agricultural sales building* shall be setback 10 feet from adjoining property lines (except for public rights-of-way pursuant to Section 8107-20.5(c)), or from any other *building* on the same *lot*.

- e. All of the inventory at the small *agricultural sales facility* shall comply with the following standards, unless a Conditional Use Permit has been granted pursuant to Section 8105-4 and the standards of Section 8107-20.5.2(d) below have been met:
 - (1) Have been grown on the same site as the *agricultural sales facility* or are customarily grown within Ventura County as determined by the Agricultural Commissioner's Office; and
 - (2) Be raw and unprocessed, except that items that have been washed, dried, bagged, trimmed, cut, boxed, cooled or transplanted (e.g., nursery stock and flowers) may be allowed as determined by the Environmental Health Division. Honey in jars is expressly allowed; and/or
 - (3) Be food products processed at a permitted locally grown food processing facility in accordance with Section 8107-21 and as permitted by the Environmental Health Division.

Article 7, Section 8107-20.5.2 – Large Facilities, of the Ventura County Ordinance Code, pertaining to agricultural sales facilities, is hereby added to read as follows:

Sec. 8107-20.5.2 – Large Facilities

In addition to the general standards of Section 8107-20.5, large *agricultural sales facilities* shall comply with the following:

- a. The large *agricultural facility* shall be accessory to active crop production of 10 acres or more on the same *lot*, or on contiguous *lots* owned or leased by the same person who owns or leases the *lot* on which the sales facility is located, and at least 25 percent of the *lot* is devoted to crop production.
- b. The combined total of outdoor and indoor sales and display area of products shall not exceed 5,000 square feet.
- c. The large *agricultural facility* shall be single story and no taller than 20 feet from *grade*.
- d. No more than 20 percent of the total sales inventory, based on square feet of shelf or floor area sold at the facility, shall be any combination of the following:
 - (1) *Processed commodities*, the ingredients of which are customarily grown in Ventura County as determined by the Agricultural Commissioner's Office, such as bottled orange juice and lemonade, dried fruit, shelled nuts, and beef jerky, or
 - (2) Non-agricultural items, which are customarily accessory to the agricultural commodities sold and serve to advance the sale of agricultural products, educate the public about the agricultural industry in general, or the sales of products from the *agricultural sales facility* in particular, or
 - (3) Agricultural commodities not customarily grown in Ventura County.
- e. If a locally grown food processing facility is permitted on the same *lot*, or a contiguous *lot* under common ownership, as the large *agricultural sales facility*, the food processed at the locally grown food processing facility is not subject to the 20 percent inventory limitation of Section 8107-20.5.2(d)(1). The sales of all other *processed commodities* and non-agricultural items are subject to the 20 percent inventory limitation of Section 8107-20.5.2(d).

Article 7, Section 8107-20.5.3 - Wholesale Nurseries for Propagation, of the Ventura County Ordinance Code, pertaining to agricultural building regulations, is hereby added to read as follows:

Sec. 8107-20.5.3 – Wholesale Nurseries for Propagation with Sales

- a. The sales and display area shall be limited to that described in Section 8105-4 and may be within and/or outside a *structure*. The standards for *lot* size and production areas for different sized sales facilities shall be the same as those set forth in Sections 8107-20.5.1(a) and 8107-

20.5.2(a). While the public may roam throughout the site, only the designated *sales and display area* may contain priced merchandise or non-agricultural items for sale or display.

- b. The non-agricultural items that may be sold at the site pursuant to Section 8105-4 shall not exceed 20 percent of the inventory, based on the square footage of the sale and display area. Non-agricultural items include those items that are customarily accessory to the agricultural commodities sold and serve to advance the sale of agricultural products, and/or educate the public about the agricultural industry in general, or the sale of products from the facility in particular. Such non-agricultural items shall be limited to garden implements, pots, garden furniture, irrigation supplies, garden books, and the like. For purposes of this Section, seeds, compost, *mulch*, manure, bark, soil amendments, and inorganic mineral materials such as rocks, gravel and decomposed granite, are agricultural products and are not subject to the 20 percent inventory limitation.

Article 7, Section 8107-20.6 – Water Tanks for Agricultural Use, of the Ventura County Ordinance Code, pertaining to agricultural building and structures regulations, is hereby added to read as follows:

Sec. 8107-20.6 - Water Tanks for Agricultural Purposes

- a. Water tanks for agricultural purposes are exempt from an *entitlement* if they meet all of the criteria listed below:
 - (1) The tank is exclusively used for agricultural purposes.
 - (2) The tank is supported directly upon *grade*.
 - (3) The tank capacity does not exceed 5,000 gallons.
 - (4) The ratio of *height* to diameter or width of the tank does not exceed 2 to 1.
 - (5) The *height* of the tank does not exceed 15 feet, measured from adjacent *grade*.
 - (6) The tank shall meet the *setback* requirements of Section 8106-1.1 of this Chapter.
- b. Water tanks for agricultural purposes that do not meet the criteria of subsections (a)(1) through (a)(6) above require a Zoning Clearance or a modification to an existing underlying discretionary permit pursuant to Section 8111-6 of this Chapter prior to installation and shall meet the *setback* and *height* requirements set forth in Article 6 of this Chapter.
- c. Water tanks do not count toward the total allowable *building lot coverage* of the property.

ARTICLE 7 – TEMPORARY PET VACCINATION CLINICS

Article 7, Section 8107-21 – Temporary Pet Vaccination Clinics, of the Ventura County Ordinance Code is hereby deleted and replaced with provisions pertaining to locally grown food processing facilities to read as follows:

Sec. 8107-21 -Locally Grown Food Processing Facilities

The purpose of this Section 8107-21 is to allow and regulate the processing of locally grown food (agricultural *processed commodities*) on OS, AE, and RA zoned lands in compliance with the County's Save Open-Space and Agricultural Resources (SOAR) Ordinance (§ 2(1)(I)(m)).

Sec. 8107-21.1 – Exclusions

This Section 8107-21 does not authorize or apply to the following *uses* and *structures* which are separately regulated as set forth in this Chapter:

- a. *Preliminary processing* and packing of agricultural products.
- b. Those related to alcoholic beverages such as wineries and distilleries.

- c. Cannabis or hemp processing and manufacturing facilities.
- d. Principal or accessory drinking or *eating establishments*.
- e. The hosting of *outdoor events* pursuant to Section 8107-46 of this Chapter as part of the locally grown processing facility *use*.
- f. Promotional, educational, and entertainment activities that directly relate to agricultural activities pursuant to Section 8107-19 of this Chapter.

Sec. 8107-21.2 – General Standards

The following standards apply to all locally grown food processing facilities that are subject to this Section 8107-21:

- a. Locally grown food processing facilities are allowed in the OS, AE, and RA Zones with an approved land use *entitlement* as identified in Section 8105-4 of this Chapter.
- b. Locally grown food processing facilities shall consist of the processing of agricultural products that are grown or produced on the subject *lot*, or locally grown as verified by the Agricultural Commissioner's Office.
- c. All existing and proposed *buildings, structures*, and equipment dedicated to processing of food, including but not limited to packaging, labeling, storing, required parking and loading of *processed commodities*, and related *buildings, structures*, and *parking areas* for employees, shall be counted toward the total acreage of the locally grown food processing facility, which determines the permit type for such facility as set forth in Section 8105-4 of this Chapter. The following shall not be calculated as part of the total acreage of the facility: private and *public roads and streets*, below ground infrastructure, flatwork not used for required parking and loading, areas of active crop production, containment areas for the keeping of *animals*, areas designated for *preliminary processing* of agricultural products, and areas dedicated to a *use or uses* other than food processing.
- d. Only one locally grown food processing facility is allowed per *legal lot*. Each facility shall not exceed a total of 3 acres in area per *legal lot*, based on the criteria set forth in subsection (c) above. There is no limit on the number of *processed commodities* that may be prepared at a single facility.
- e. No new land use *entitlement* authorizing a locally grown food processing facility shall be approved, and no existing locally grown food processing facility shall be authorized to *expand* its net acreage (as calculated per subsection (c) above), after January 1, 2030. Such facilities approved prior to January 1, 2030, may continue to operate in accordance with the terms and conditions of the facility's approved permit. An application to extend the expiration date of the permit, in accordance with Sections 8111-2 and 8111-2.10 of this Chapter, may be submitted to the Planning Division after January 1, 2030.
- f. Only 12 cumulative net acres (as calculated per subsection (c) above) of locally grown food processing subject to this Section 8107-21 is allowed within Ventura County; no locally grown food processing facilities may be approved or *expanded* that would exceed this cumulative net acreage total. The Planning Division shall track and record the total net acres of locally grown food processing facilities that are subject to this Section 8107-21.
- g. No proposed above or below ground improvements related to the locally grown processing facility, including wastewater treatment systems and related infrastructure, shall result in the direct or indirect loss of soils on land classified as "Prime," "Statewide Importance," and/or "Unique" by the California Department of Conservation Important Farmland Inventory, unless the *Planning Director*, in consultation with the Agricultural Commissioner, determines that the land is developed or otherwise unsuitable for agricultural production.

- h. No public tours, events, or food tasting shall occur at the locally grown food processing facility, unless approved by separate permit pursuant to Section 8105-4 of this Chapter.
- i. The property where the locally grown food processing facility is located does not require the *expansion* or extension of new sewer lines to the facility.
- j. Existing and proposed *buildings* and *structures* that are utilized as part of the locally grown food processing facility shall meet all applicable building code and food safety requirements and laws.
- k. The *applicant* shall demonstrate that all terms and conditions of an applicable Land Conservation Act (LCA) contract will be maintained if a locally grown food processing facility is located on land subject to an LCA contract. The *applicant* must also demonstrate compliance with the California LCA of 1965, Sections 51200 et seq. of the California Government Code.
- l. All proposed signage for the locally grown food processing facility shall comply with the regulations of Article 10 of this Chapter.
- m. All exterior lighting for the locally grown food processing facility shall comply with Section 8106-8.6 of this Chapter and applicable lighting regulations in *overlay zones* outlined in Section 8109-4 of this Chapter.
- n. The *buildings* and *structures* utilized for locally grown food processing shall comply with the *setback*, *building lot coverage*, *height*, permit type, and other development standards applicable to the zone and *overlay zone*, if applicable, in which it is located.
- o. All off-street parking for the locally grown food processing facility shall comply with the parking regulations of Article 8 of this Chapter. The required number of parking spaces shall be the same as for *buildings* for the packing or processing of agricultural products as listed under Agricultural Land Uses in the table of Section 8108-4.7 of this Chapter.
- p. Development of the locally grown food processing facility that involves the *removal*, *alteration* or encroachment into the *tree protected zone* of a *protected tree* will require a Tree Permit in accordance with Section 8107-25 of this Chapter.
- q. Within 10 days of the termination of the *use* of the locally grown food processing facility, the *permittee* shall notify the Planning Division of such termination of *use* for the purpose of tracking available acreage that has been allocated for locally grown food processing as set forth in subsection (f) above. All equipment, *buildings* and *structures*, and improvements on the *lot* associated with the locally grown food processing facility shall be removed from the *lot* or converted to a *use* permitted by the Planning Division and other applicable regulatory agencies within 180 days after the notification of termination of the *use*, unless a time extension is approved in writing by the *Planning Director*.

Sec. 8107-21.3 – Locally Grown Food Processing Facilities Allowed by Zoning Clearance

Locally grown food processing facilities that meet all of the general standards set forth in Section 8107-21.2 above and meet all of the following procedures and standards of Section 8107-21.3 et seq., shall be approved with a ministerial Zoning Clearance. Locally grown food processing facilities in the RA Zone, and those that do not meet the standards below may only be approved with a Conditional Use Permit pursuant to Section 8105-4 of this Chapter and the standards set forth in Section 8107-21.4 below.

Sec. 8107-21.3.1 – Zoning Clearance Application Filing, Processing and Approval Requirements for Locally Grown Food Processing Facilities

- a. Applications for a ministerial Zoning Clearance for a locally grown food processing facility shall be filed with the Planning Division. No application shall be accepted for filing and processing if not provided in accordance with Section 8107-21.3.1 and Section 8111-2 et seq. of this Chapter.

- b. *Applicants* shall provide all requested information that is required by the Planning Division to process and act upon the application based upon the applicable standards. This includes, but is not limited to, a written description of the proposed type, scale, net acreage (as calculated per Section 8107-21.2(c) above), and intensity of the locally grown food processing facility, and other above- and below-ground improvements that would be utilized for the facility.
- c. A ministerial Zoning Clearance for a locally grown food processing facility shall be issued if the proposed *use* of land, *structures*, or construction complies with Section 8111-1.1.1(b) of this Chapter, the general standards of Section 8107-21.2, and the Zoning Clearance standards of 8107-21.3.2 below.
- d. In instances where the locally grown food processing facility requires a ministerial Zoning Clearance in conjunction with a separate project involving an application for a Conditional Use Permit, Planned Development Permit, or other discretionary *County* land use approval involving some or all of the property subject to the locally grown food processing facility, the application for the locally grown food processing facility shall be processed concurrently with the application for the discretionary land use approval, including for purposes of evaluating the project's potential environmental effects.

Sec. 8107-21.3.2 – Standards for Locally Grown Food Processing Facilities Allowed by Zoning Clearance

- a. The locally grown food processing facility shall not exceed 20,000 square feet in area, based on the criteria set forth in Section 8107-21.2(c) above.
- b. No proposed above or below ground improvements related to the locally grown food processing facility, including wastewater treatment systems and related infrastructure, shall result in direct or indirect impacts on *native vegetation*. Removal of *native vegetation* to accommodate a locally grown food processing facility is prohibited. An assessment prepared by a qualified biological consultant may be required by the *Planning Director* to determine an application's compliance with this subsection (b).

Sec. 8107-21.4 – Conditionally Permitted Locally Grown Food Processing Facilities

A Conditional Use Permit is required to authorize a locally grown food processing facility if it does not meet the provisions of Section 8107-21.3.2(b) above, if required by Section 8105-4 of this Chapter, or if it is in the RA Zone.

- a. In addition to complying with the requirements of Section 8111-2 et seq. of this Chapter, *applicants* shall provide all requested information that is required by the Planning Division to process and act upon the application based upon the applicable standards. This includes, but is not limited to, a written description of the proposed type, scale, net acreage (as calculated per Section 8107-21.2(c) above), and intensity of the locally grown food processing facility, including all existing and proposed *structures, buildings*, equipment, and other above- and below-ground improvements that would be utilized for the facility.
- b. A Conditional Use Permit authorizing a locally grown food processing facility, and any discretionary permit modification thereto, shall meet all of the general standards set forth in Section 8107-21.2 above, in addition to the applicable permit approval standards of this Chapter as set forth in Section 8111-1.2.1.1 (General Permit Approval Standards), Section 8111-1.2.1.3 (Additional Standards for AE Zone), Section 8111-1.2.1.4 (Compliance with Other Documents), Section 8111-1.2.1.5 (Additional Standards for *Overlay Zones*), and Section 8111-1.2.1.8 (Additional Standards for *Cultural Heritage Sites*).

ARTICLE 7 – STOCKPILING OF CONSTRUCTION RELATED DEBRIS AND/OR FILL MATERIAL FOR NON-AGRICULTURAL OPERATIONS

Article 7, Section 8107-22 – Stockpiling of Construction related Debris and/or Fill Material for Non-Agricultural Operations, of the Ventura County Ordinance Code, is hereby deleted and replaced with provisions concerning motocross/Off-Highway Vehicle (OHV) Parks to read as follows:

Sec. 8107-22 – Motocross/OHV (Off-Highway Vehicles) Parks

Sec. 8107-22.1 – Purpose

The purpose of this section is to establish uniform development standards for the siting, design, placement and use of tracks, parks and trails for the organized use of motocross motorcycle vehicles such as, and limited to, small and medium sized motorcycles, dirt bikes, OHVs (off-highway vehicles), motocross and mini-motocross bikes the engines of which do not exceed two cylinders; and appurtenant *structures* and improvements such as restrooms, clubhouses, storage *structures*, *parking areas*, equipment yards, pit areas and concession/vending stands. The following development standards are established to minimize the impact on resources and neighboring uses from such effects as, but not limited to, noise, loss of privacy, traffic congestion, trespassing, fugitive dust, and risk of damage or injury from flying projectiles and debris.

Sec. 8107-22.2 –Required Permits

Motocross/OHV parks, as defined in Article 2 of this Chapter, are allowed in the OS Zone with a Planning Commission-approved Conditional Use Permit pursuant to Section 8105-4 of this Chapter.

Sec. 8107-22.3 – Minimum Siting Criteria

The following are minimum siting criteria for *motocross/OHV parks*:

- a. *Motocross/OHV parks* are not allowed in any of the following locations:
 - (1) Within the MRP or SRP *Overlay Zones*.
 - (2) Within the Sphere of Influence or Area of Interest of any incorporated city, whichever is the largest area applicable.
 - (3) Within a County-adopted greenbelt area, unless the *motocross/OHV park* was initially permitted prior to adoption of the greenbelt area.
 - (4) Within a 100-year floodplain (Zone A) as designated on the best available or currently adopted Flood Insurance Rate Map (FIRM).
 - (5) Within an airport approach or departure zone as depicted in the *General Plan*.
 - (6) Within or surrounded by the boundaries of the Los Padres National Forest.
 - (7) Within a designated High or Very High Fire Hazard Severity Zone, or equivalent designation, unless the *motocross/OHV park* was legally operating in such an area in accordance with this Chapter as of August 5, 2014.
 - (8) On a property subject to a Land Conservation Act (LCA) contract, notwithstanding its OS zoning designation.
- b. Any property proposed for the siting of such *motocross/OHV parks* shall be located:
 - (1) Within two minutes driving time or 500 feet (whichever is greater) of an all-weather street, road or highway with a minimum right-of-way of 100 feet, and in a location that would provide a secondary route of ingress/egress via a street, road or highway with a minimum all-weather right-of-way of 60 feet.
 - (2) On *lots* that naturally promote minimum *grading* or disturbance of the existing topography, and have auditory buffering such as that provided by canyons, hills, or other

natural sound buffers.

- (3) On a *legal lot* of not less than 40 acres where no more than 30 acres of land are developed for the *motocross/OHV park* (excluding parking areas, sound baffles and noise attenuation *structures*).

Sec. 8107-22.4 – Setbacks

Motocross/OHV parks shall be set back the following distances from *dwellings*, other public *uses* and property lines:

- a. 100 feet from any occupied *dwelling* not necessary to the operation of the *motocross/OHV park*, unless a waiver is signed pursuant to Section 8107-5.6.25 of this Chapter, allowing the *setback* to be reduced. In no case shall a *motocross/OHV park* be located closer than 50 feet from any *dwelling*.
- b. A minimum of 60 feet from all property lines.
- c. 500 feet from any institution, school or other *building* used as a place of public assemblage, unless a waiver is signed pursuant to Section 8107-5.6.25 of this Chapter, allowing the *setback* to be reduced. In no case shall any *motocross/OHV park* be located closer than 300 feet from such *structures*.
- d. The required *setbacks* for *accessory structures* in the OS Zone pursuant to Section 8106-1.1 of this Chapter.

Sec. 8107-22.5 – Construction and Operating Standards

All *motocross/OHV park structures* shall be constructed and operated as follows:

- a. All *motocross/OHV parks* shall be operated in compliance with the most current standards established by the American Motorcyclist Association (AMA) or its affiliates, successor organization or an alternative sanctioning body approved by the *Planning Director*.
- b. All *motocross/OHV parks* shall be sited and operated in conformance with minimum noise standards, as set forth in the *General Plan*, and as monitored from all property lines.
- c. All mechanical or repair activities shall be limited to vehicles engaged in same-day events or activities. No other such mechanical and/or repair activities shall be allowed on the *lot*.
- d. On-site lighting shall be for security purposes only. Such lighting shall be shielded to eliminate or minimize glare to off-site areas.
- e. The maximum number of active participants (i.e., riders, crew members, employees) using a *motocross/OHV park* shall not exceed 30 persons per acre of the developed area dedicated to the *motocross/OHV park*, with a maximum of 120 active participants. Non-participants (i.e., spectators) shall not exceed 50 persons per acre of developed area dedicated to the *motocross/OHV park*, with a maximum of 150 non-participants. Non-participants shall be allowed on site during organized events only.
- f. The use of a *motocross/OHV park* for practice or other non-organized, non-competitive activities shall be limited to daylight hours between 9:00 a.m. and 7:00 p.m., seven days a week. Use of such facilities for organized events shall be limited to the hours between 9:00 a.m. and 7:00 p.m., or 15 minutes after official sunset for that day's event, whichever is later, on Saturdays and Sundays only. For purposes of this subsection (f), "official sunset" shall be defined as that which is provided by the National Weather Service. Deviation from the standards of this Section 8107-22.6(f) pertaining to days and hours of operation are allowed once per three-month quarter period and shall be included in the approved *entitlement*.
- g. *Motocross/OHV parks* shall be maintained in a neat, safe, and orderly manner and in compliance with all applicable federal, state, and local regulations and standards.

- h. All motocross/*OHV parks* located in or on non-paved areas shall be watered or otherwise treated as often as necessary to prevent fugitive dust impacts on and off the *lot*. At a minimum, such watering shall be done prior to each day's events or operations. Watering shall be done more frequently during Santa Ana and high wind periods.

ARTICLE 7 – NONMOTORIZED WHEELED CONVEYANCE FACILITIES AND USES

Article 7, Section 8107-23 – Nonmotorized Wheeled Conveyance Facilities and Uses, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-23 –Bicycle and Skate Structures

Article 7, Section 8107-23.1 – Purpose, of the Ventura County Ordinance Code, pertaining to recreational bicycle and skate structures, is hereby amended to read as follows:

Sec. 8107-23.1 – Purpose

The purpose of this Section 8107-23 is to regulate recreational *structures* such as ramps, jumps and obstacles that are intended for use by bicycles, skateboards, scooters, and similar sporting equipment by setting uniform standards for their design, placement, and use. The goal is to minimize potential negative impacts on neighboring *uses*, including visual blight, noise, loss of privacy, traffic congestion, trespassing, and risks of damage or injury.

Article 7, Sections 8107-23.2 through 8107-23.2.3 – Application, of the Ventura County Ordinance Code, pertaining to recreational bicycle and skate structures, are hereby amended to read as follows:

Sec. 8107-23.2 – Application

- a. *Structures* that are less than 42 inches in *height* above adjacent finished *grade*, cover less than 32 square feet, and do not have a platform to stand on, are exempt from the requirements of this Sections 8107-23, except for Section 8107-23.11. *Structures* that are exempt shall otherwise meet the provisions of this Chapter.
- b. *Structures* that are not exempt pursuant to Section 8107-23.2(a) above and meet the standards of Sections 8107-23.3 through 8107-23.7.
- c. *Structures* that exceed the standards of Sections 8107-23.3 through 8107-23.7 require a Planning Director-approved Conditional Use Permit.

Article 7, Section 8107-23.3 – Size, of the Ventura County Ordinance Code, pertaining to recreational bicycle and skate structures, is hereby amended to read as follows:

Sec. 8107-23.3 - Size

No point on a *structure* shall extend more than 8 feet above adjacent finished *grade* and no *structure* or collection of *structures* on a given *lot* shall cover more than 400 square feet.

Article 7, Sections 8107-23.4 through 8107-23.4.3 – Setbacks, of the Ventura County Ordinance Code, pertaining to recreational bicycle and skate structures, are hereby amended to read as follows:

Sec. 8107-23.4 – Setbacks

All bicycle and skate *structures* shall be set back the following distances from all other *structures* on the property and property lines:

- a. A minimum of 6 feet from all other *structures* on the property.
- b. A minimum of 20 feet from all property lines with an additional 5 feet of *setback* required for each 1-foot increase of *height* over 6 feet above adjacent finished *grade* level.

- c. The *structures* shall not be located in the area between the public or private right-of-way and the front of the *dwelling* on the site, unless the *structure* is not visible from the public or private right-of-way or neighboring *dwelling*s and otherwise conforms to the applicable *setback* requirements.

Article 7, Sections 8107-23.5 through Section 8107-23.5.4 – Construction Standards, of the Ventura County Ordinance Code, pertaining to recreational bicycle and skate structures, are hereby amended to read as follows:

Sec. 8107-23.5 – Construction Standards

All bicycle and skate *structures* shall be constructed so as to minimize visual and noise impacts on neighboring properties as follows:

- a. The sides of all *structures* that are above ground shall be enclosed with a solid material, such as plywood.
- b. Spaces between finished *grade* and the lower, horizontal surfaces of the *structure* shall be filled with earth or other sound-absorbing material.
- c. The backs of all surfaces not affected by Section 8107-23.5(b) above shall be padded with sound absorbing backing such as foam.

Article 7, Section 8107-23.6 – Number of Persons, of the Ventura County Ordinance Code, pertaining to recreational bicycle and skate structures, is hereby amended to read as follows:

Sec. 8107-23.6 - Number of Persons

The number of persons using bicycle and skate *structures* at a given site shall not include more than six individuals who are not residents at the *site* where the *structure* is located.

Article 7, Section 8107-23.7 – Hours of Operation, of the Ventura County Ordinance Code, pertaining to recreational bicycle and skate structures, is hereby amended to read as follows:

Sec. 8107-23.7 – Hours of Operation

The use of bicycle and skate *structures* shall be limited to 9:00 a.m. to 7:00 p.m.

Article 7, Section 8107-23.8 – Maintenance, of the Ventura County Ordinance Code, pertaining to recreational bicycle and skate structures, is hereby amended to read as follows:

Sec. 8107-23.8 - Maintenance

Bicycle and skate *structures* shall be maintained in a neat, safe, and orderly manner.

Article 7, Section 8107-23.9 – Removal, of the Ventura County Ordinance Code, pertaining to recreational bicycle and skate structures, is hereby amended to read as follows:

Sec. 8107-23.9 - Removal

Bicycle and skate *structures* shall be removed within 90 days when no longer used, or capable of being safely used, for their intended purpose.

Article 7, Section 8107-23.10 – Hold Harmless, of the Ventura County Ordinance Code, pertaining to recreational bicycle and skate structures, is hereby amended to read as follows:

Sec. 8107-23.10 – Hold Harmless

The *permittee* shall provide the *County* with a hold harmless agreement, acceptable to the *County*, prior to the issuance of a Zoning Clearance, which provides, in substance, that: I, the *permittee*, agrees to hold the *County* harmless, indemnify, and defend the *County* for any loss or damage to property, or injury or loss of life arising out of the *use* authorized by this Zoning

Clearance.

Article 7, Section 8107-23.11 – Compensation, of the Ventura County Ordinance Code, pertaining to recreational bicycle and skate structures, is hereby amended to read as follows:

Sec. 8107-23.11 - Compensation

The use of the bicycle and skate *structures* shall be without monetary compensation to any of the parties involved, nor operated in any way as a commercial enterprise.

ARTICLE 7 – CARETAKER RECREATIONAL VEHICLE, ACCESSORY

Article 7, Section 8107-24 – Caretaker Recreational Vehicle, Accessory, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-24 – Reserved for Future Use

ARTICLE 7 – TREE PROTECTION REGULATIONS

Article 7, Section 8107-25.2 – Definitions, of the Ventura County Ordinance Code, pertaining to the tree protection regulations, is hereby amended to read as follows:

Sec. 8107-25.2 – Definitions and Table of Protected Trees

Definitions for all italicized terms in this Section 8107-25 et seq. are provided in Article 2, section 8102-0 of this Chapter. The table below lists the trees that are *protected trees*, based upon classification, *girth* and zoning designation:

TABLE 1 - PROTECTED TREES			
Common Name (Botanical Name - Genus species)	Girth Standard (Circumference)	Applicable Zones ¹	
		All Base Zones	SRP ²
Alder (Alnus all species)	9.5 in.		X
Ash (Fraxinus <i>dipetala</i>)	9.5 in.		X
Bay (Umbellularia californica)	9.5 in.		X
Cottonwood (Populus all species)	9.5 in.		X
Elderberry (Sambucus all species)	9.5 in.		X
Big Cone Douglas Fir (Pseudotsuga macrocarpa)	9.5 in.		X
White Fir (Abies concolor)	9.5 in.		X
Juniper (Juniperus californica)	9.5 in.		X
Maple (Acer macrophyllum)	9.5 in.		X
Oak – Single (Quercus all species)	9.5 in.	X	X
Oak - Multi (Quercus all species)	6.25 in.	X	X
Pine (Pinus all species)	9.5 in.		X
Sycamore (Platanus all species)	9.5 in.	X	X
Walnut (Juglans californica)	9.5 in.		X
<i>Historical Tree</i> (any species)	(any size)	X	X
<i>Heritage Tree</i> ³ (any species)	90.0 in.	X	X

1. "X" indicates the zones in which the subject trees are *protected trees*.

2. "SRP" - Scenic Resource Protection *Overlay Zone*.

3. See definition of *heritage tree* in Article 2.

Article 7, Section 8107-25.3 – General Requirements, of the Ventura County Ordinance Code, pertaining to the tree protection regulations, is hereby amended to read as follows:

Sec. 8107-25.3 – General Requirements

- a. No person shall *alter, fell, or remove a protected tree* except in accordance with the provisions of this Section 8107-25 et seq. If tree *alteration, felling, or removal* is part of a project requiring a discretionary permit, then the Tree Permit application and approval process should accompany the parent project discretionary permit.
- b. If a person applies to *alter, fell, or remove a protected tree* located in an area subject to an area plan or project related conditions (e.g., Subdivisions and Conditional Use Permits) that include requirements more stringent than the requirements of this Section 8107-25, the stricter requirements shall prevail in establishing the conditions of approval for a Tree Permit.
- c. No provision of the tree protection regulations shall be interpreted as permitting or requiring any violation of law, or any lawful rules or regulations or orders of an authorized governmental agency. Regulations of other agencies and jurisdictions that should be considered in the administration of the tree protection regulations are referred to in the *County's Tree Protection Guidelines*.

Article 7, Section 8107-25.4 – Exemptions, of the Ventura County Ordinance Code, pertaining to the tree protection regulations, is hereby amended to read as follows:

Sec. 8107-25.4 – Exemptions

The *alteration, felling, or removal* of a *protected tree* by a person is exempt from the provisions of Section 8107-25 et seq. when such tree is:

- a. Planted, grown, or held for sale by lawfully established nurseries and tree farms or *removed* from, or transplanted from, such a nursery as part of its operation.
- b. Located and planted in a *tree row* presently serving *commercial agriculture*.
- c. Planted, grown, and presently harvested for commercial agricultural purposes, or *removed* from, or transplanted from, a ranch or farm as part of its operation. This does not include the managed production of *protected trees* or the transplanting or harvesting of naturally growing *protected trees* or their limbs.

Article 7, Section 8107-25.5 – Minimum Requirements for Tree Alteration, Felling or Removal Without a Tree Permit, of the Ventura County Ordinance Code, pertaining to the tree protection regulations, is hereby amended by revisions as follows:

Sec. 8107-25.5 – Minimum Requirements for Tree Alteration, Felling or Removal Without a Tree Permit

Except as provided in Section 8107-25.4, the *alteration, felling or removal* of *protected trees* may occur without a Tree Permit under the following circumstances, and in accordance with the following standards. Said *alterations* shall be performed by the property owner or resident with the owner's consent, or by a *qualified tree trimmer*. For all the following trimming and *pruning*, *ISA standards* shall be used and in all such cases climbing spurs shall not be used:

- a. Cases of a *tree emergency* where the *Planning Director*, or any employee of a government authority or special district, in the performance of his or her duties determines that a tree or its limbs pose an imminent threat to the public safety or general welfare or the health of the tree. If conditions and circumstances allow, the public official shall consult with the *Planning Director* prior to ordering the trimming, *felling, or removal* of any *protected tree* for the above reasons. Subsequent to the *tree emergency* action, copies of the work orders or reports will

be provided to the *Planning Director* within 30 days, describing the action taken and the nature of the *tree emergency*.

- b. *Pruning* and trimming of any size dead limb or root tissue.
- c. *Pruning* and trimming of living limbs and roots, each of which is less than 20 percent of the tree trunk's *girth*, provided such trimming does not endanger the life of the tree, result in an imbalance in structure, or *remove* more than 20 percent of its canopy or the *root system*.
- d. *Pruning* and trimming living limbs that exceeds the size set forth in Section 8107-25.5(c) above provided such *alteration* is justified in writing by a *qualified tree consultant*, and is intended to promote the health of the tree.
- e. *Pruning* and trimming living limbs and roots, each of which exceeds the size set forth in Section 8107-25.5(c) above by a Public Utility Company or its contractors for the purpose of protecting the public and maintaining adequate clearance from public utility conduits and facilities.
- f. *Pruning* and trimming living limbs and roots, each of which exceeds the size set forth in Section 8107-25.5(c) above by the Ventura County Public Works Agency or its contractors for the purpose of:
 - (1) maintaining safety,
 - (2) providing for the flow of vehicular and pedestrian traffic,
 - (3) providing for the flow of flood waters in Public Works Agency, Watershed Protection District rights-of-way, or
 - (4) constructing and maintaining improvements within the public right-of-way.
- g. *Pruning* and trimming living limbs and roots, each of which exceeds the size set forth in Section 8107-25.5(c) above by any *park* or school district, or the Ventura County General Services Agency or its contractors, for the purpose of maintaining safety or improving structural integrity or balance of trees on *County*, school, or *park* district properties.
- h. *Pruning* and trimming living limbs and roots, each of which exceeds the size set forth in Section 8107-25.5(c) above by the Ventura County Fire Protection District and its contractors for the purpose of providing fire protection when said District determines there is no reasonable alternative.
- i. *Pruning* and trimming of living limbs and roots for non-commercial purposes or for any commercial agricultural operation on *lots* less than 10 acres zoned RA or RE for any reason not specified in Sections 8107-25.5(a) through (g) above, shall be conducted or supervised by a *qualified tree consultant*.
- j. *Pruning* and trimming living limbs and roots for *necessary agricultural operations* that exceeds the size set forth in Section 8107-25.5(c) above of *protected trees* located on land zoned AE, OS or TP. Such *pruning* for *necessary agricultural operations* in the RA or RE Zones is allowed only if a minimum of 10 acres is used for commercial agricultural purposes.
- k. The *felling* or *removal* of five or fewer *protected trees* in any 12 consecutive month period beginning with the date of the first tree *removal* for *necessary agricultural operations*, or the *expansion* of existing or establishment of new *commercial agriculture* on land under the same contiguous ownership provided that:
 - (1) The land is zoned AE, OS, or TP, and
 - (2) The trees to be *removed* are not classified as *heritage* or *historical*, and
 - (3) There is a *farm plan* for any *expansion* or establishment of new *commercial agriculture*.

- (4) Records are kept of the dates that any *protected trees* are *removed* and such records or summaries thereof are submitted to the *Planning Director*.
- I. The *removal* of any naturally fallen trees and/or the *felling* and subsequent *removal* of standing, certifiably dead, trees. *Certification* by a *qualified tree consultant* or objective data confirming that a standing tree is dead shall be submitted to the *Planning Director* upon request.

Article 7, Section 8107-25.6 – Ministerial Tree Permits and Standards, of the Ventura County Ordinance Code, pertaining to the tree protection regulations, is hereby amended to read as follows:

Sec. 8107-25.6 – Ministerial Tree Permits and Standards

The *Planning Director* shall approve a Ministerial Tree Permit if the application is complete, the applicable fee has been paid, and all applicable *tree certifications* have been provided. The *tree certification* shall be based on at least one of the situations outlined in Section 8107-25.6(a) through (k), indicate which of those subsections is being referred to, and state that the recommended *alteration* is the only reasonable and appropriate alternative action. In lieu of a certified statement by a *qualified tree consultant*, an *applicant* may submit objective data such as photographs which allows the *Planning Director* to make the required determination.

Tree *alteration* shall be performed by the property owner or resident with consent of owner, or by a *qualified tree trimmer*. The *Planning Director* shall impose standard conditions to ensure only the approved trees are *altered*, *felled*, or *removed* such as tree tagging and protective fencing for remaining trees. *Alteration* shall only occur in accordance with *ISA standards*.

Except as provided in Sections 8107-25.4, 8107-25.5, or 8107-25.7, no person shall *alter*, *fell*, or *remove* a *protected tree* without obtaining a Ministerial Tree Permit for the following circumstances:

- a. The tree poses a significant threat to people, lawfully established *structures* or other trees because of such factors as: its continued growth; its probable collapse in the near future; or its potential to spread disease or pests; as determined and certified by a *qualified tree consultant*.
- b. The tree interferes with public utility facilities as certified by the tree maintenance supervisor for the utility, in consultation and concurrence with a *qualified tree consultant*.
- c. The tree interferes with the public safety or a clear sight triangle or *emergency* vehicle movement as certified by a traffic engineer of the Public Works Agency in consultation with a *qualified tree consultant*.
- d. The tree interferes with private sewer lines as certified by a plumbing contractor or other person doing the plumbing work and there is no alternative to *removing* the tree or *altering* roots or other elements of the tree as certified by a *qualified tree consultant*.
- e. *Alteration*, *felling*, or *removal* is necessary to construct improvements within the public right-of-way or within a flood control or other public utility right of way, as certified by a Registered Civil Engineer of the State of California in consultation and concurrence with a *qualified tree consultant*.
- f. The tree constitutes a public safety hazard as certified by a supervisor from any *park* or school district, the *County* General Services Agency, or the Fire Protection District in consultation with a *qualified tree consultant*.
- g. The trees to be *felled* and/or *removed* number six to 10 *protected trees* in any 12 consecutive month period beginning with the date of the first tree *removal*, and their *removal* is required for *necessary agricultural operations*, or the *expansion* of existing or establishment of a new *commercial agriculture* on land under the same contiguous ownership provided that:

- (1) The land is zoned AE, OS, or TP;

- (2) The trees to be *removed* are not classified as *historical*;
 - (3) A *farm plan* has been prepared for any proposed *expansion* of existing or establishment of new *commercial agriculture*; and
 - (4) Records are kept of the dates that any *protected trees* are *removed* and such records or summaries thereof are submitted to the *Planning Director*.
- h. The trees to be *felled* and/or *removed* number 11 to 25 *protected trees* in any 12 consecutive month period beginning with the date of the first tree *removal*, and their *removal* is required for *necessary agricultural operations*, or the *expansion* of existing or establishment of new *commercial agriculture* from land under the same contiguous ownership provided that:
- (1) The land is zoned AE, OS, or TP;
 - (2) The trees to be *felled* and/or *removed* are not classified as *historical*;
 - (3) A *farm plan* has been prepared for any proposed *expansion* of existing or establishment of new *commercial agriculture*;
 - (4) Records are kept of the dates that any *protected trees* are *felled* and/or *removed* and such records are submitted to the *Planning Director*; and
 - (5) A field inspection by the *Planning Director* or designee has occurred.
- i. The tree(s) in its present form and/or location denies reasonable access to the subject property and/or the construction, maintenance, or use of the property in a manner permitted by zoning on the said property. No more than five *protected trees* may be cumulatively *felled* or *removed* from the subject property for this purpose, and no more than three of the five trees may be oak or sycamore trees and none of them may be "*historical*" or "*heritage*" trees. Trees may also be *altered* as necessary for this same purpose.
- j. The tree to be *felled* and/or *removed* is an "*Introduced Protected Tree*" located in the public easement or on public property, and permission to *remove* it has been granted pursuant to County Ordinance Code No. 2041 relating to encroachments on *County* highways and as it may be amended.
- k. The tree to be *felled* and/or *removed* is an "*Introduced Protected Tree*", as certified by a *qualified tree consultant*, and is located on private property.

Article 7, Sections 8107-25.7 through 8107-25.7.5 – Discretionary Tree Permits and Standards, of the Ventura County Ordinance Code, pertaining to the tree protection regulations, are hereby amended to read as follows:

Sec. 8107-25.7 – Discretionary Tree Permits and Standards

Except as provided in Sections 8107-25.4, 8107-25.5 or 8107-25.6, no person shall *alter*, *fell*, or *remove* a *protected tree* without obtaining a *Planning Director*-approved Discretionary Tree Permit. The *Planning Director* may approve a Discretionary Tree Permit application with necessary conditions to promote the purpose of these tree protection regulations if:

- a. A *heritage* or *historical tree* is to be *felled* or *removed* from the site and its continued existence in its present form and/or location denies reasonable access to the subject property and/or the approved construction, maintenance, or use in a manner permitted by the zoning on said property.
- b. The cumulative number of trees to be *felled* or *removed* from the site number four or more oak or sycamore trees and their continued existence in their present form and/or location denies reasonable access to the subject property and/or the approved construction, maintenance, or use in a manner permitted by the zoning on said property.

- c. The cumulative number of trees to be *felled* or *removed* from the site number six or more *protected trees* (not listed in subsections (a) or (b) above) and their continued existence in their present form and/or location denies reasonable *access* to the subject property and/or the approved construction, maintenance, or use in a manner permitted by the zoning on said property.
- d. The *alteration, felling, and/or removal* of trees is to further commercial agricultural purposes and all the following applicable standards can be met:
 - (1) There is a *farm plan* for any proposed *expansion* of existing or establishment of new *commercial agriculture*;
 - (2) The proposed agricultural activities are consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the *County* and as set forth in the adopted "Tree Protection Guidelines"; and
 - (3) The *Planning Director* determines that, on balance, the proposed agricultural activities, which include *protected tree alteration*, would result in benefits to the public which outweigh the residual negative effects of tree *alteration* after mitigating permit conditions are imposed.
- e. The tree *alteration, felling, and/or removal*, is to further *timber growing and harvesting*, is not regulated by the California Forest Practices Act, and all the following applicable standards can be met:
 - (1) There is a *Forest Resource Management (FRM) Plan* prepared by a registered professional forester (RPF) which is intended to improve or enhance forest resources.
 - (2) The *FRM* Plan establishes a "sustainable yield" for the property and a program to maintain it.
 - (3) The proposed *timber growing and harvesting* activities are consistent with proper and accepted customs and standards as established and followed by similar sustaining yield operations and as may be set forth in the adopted Tree Protection Guidelines, and
 - (4) The *Planning Director* determines that, on balance, the proposed activities, which include *protected tree alteration, felling and/or removal* would result in benefits to the public which outweigh the residual negative effects on the tree(s) after mitigating permit conditions are imposed.
- f. The tree *alteration, felling, and/or removal* is part of a larger project which, as conditioned, would on balance result in significant benefits to the public and if:
 - (1) Established public policy including *General Plan* policies would be advanced, or
 - (2) Resources of local, regional, or statewide significance could be productively utilized, or
 - (3) The public benefits outweigh the unavoidable negative impacts associated with the *removal of protected trees* required by the project.
- g. The *protected tree* has been recently *altered or felled* without the required permit and a person seeks to *remove* the tree, roots or limbs from the *lot*.

Article 7, Section 8107-25.8 – Tree Permit Applications and Supporting Information, of the Ventura County Ordinance Code, pertaining to tree protection regulations, is hereby amended to read as follows:

Sec. 8107-25.8 – Tree Permit Applications and Supporting Information

The application form and supporting information necessary to evaluate a request to *alter, fell, or remove a protected tree* shall be determined by the *Planning Director* and be in accordance with the Tree Protection Guidelines.

Article 7, Section 8107-25.10 – Offsets for Altered, Felled, or Removed Trees, of the Ventura County Ordinance Code, pertaining to tree protection regulations, is hereby amended to read as follows:

Sec. 8107-25.10 – Offsets for Altered, Felled, or Removed Trees

Unless exempted herein, *offsets* shall be provided on a one-for-one basis for the following circumstances:

- a. All Discretionary Tree Permits pursuant to Section 8107-25.7.
- b. Where the *alteration, felling, or removal* of a tree(s) has taken place but cannot be retroactively legalized pursuant to provisions of the Tree Protection regulations.

Article 7, Section 8107-25.10.2 – Tree Offset Standards, of the Ventura County Ordinance Code, pertaining to tree protection regulations, is hereby amended to read as follows:

Sec. 8107-25.10.2 – Tree Offset Standards

Offsets shall be based on the "cross-sectional" area of the affected portions of the subject tree. The required *offset* is achieved when the *Planning Director* deems the selected *offsets* from among the alternatives referenced in the Tree Protection Guidelines equals the cross-sectional area of the affected portions of the tree(s) in question. In determining the *offset* obligation, the I.S.A. valuation of a subject tree shall be calculated in accordance with the most current edition of the I.S.A. "Guide for Plant Appraisal" as it applies to central Southern California.

Article 7, Section 8107-25.11 – Appeals of Tree Permit Decisions, of the Ventura County Ordinance Code, pertaining to tree protection regulations, is hereby amended by revisions as follows:

Sec. 8107-25.11 – Appeals of Tree Permit Decisions

Within 10 days of the notice of decision, appeals may be made to the *Planning Commission* upon filing of the proper form and payment of the appropriate fee. The decision of the *Planning Commission* shall be final and conclusive. There is no appeal to the Board of Supervisors for a Tree Permit decision under the provisions of Article 11 of this Chapter.

Article 7, Section 8107-25.12 – Violations, Enforcement Procedures and Penalties, of the Ventura County Ordinance Code, pertaining to tree protection regulations, is hereby amended to read as follows:

Sec. 8107-25.12 – Violations, Enforcement Procedures and Penalties

- a. A violation of any provision of these tree protection regulations or of any condition of a Tree Permit granted under authority of this Section 8107-25, is a misdemeanor/infraction, as specified in Section 13-1 of the Ventura County Ordinance Code, and upon conviction thereof, shall be punishable as provided by Section 13-2 of the Ventura County Ordinance Code. In such cases, each tree *altered, felled or removed* in violation of this Section 8107-25 shall constitute a separate violation.
- b. A violation of the prohibitions of these tree protection regulations, or of any condition of the Tree Permit granted under authority of this Section 8107- 25, is hereby declared to be a public nuisance as such violations constitute a destruction of a County natural resource. This Section 8107-25 shall be enforced by the *Planning Director* applying those procedures set forth in Sections 8114-3 and 8114-4 of this Chapter.
- c. As an alternative to pursuing legal action, under the *Planning Director's* sole-discretion, a compliance agreement may be entered into and executed between the confirmed violator and the *County* to systematically resolve the violation. This compliance agreement may include, but is not limited to, requirements to obtain the necessary tree permit(s), provide *offsets* for the unauthorized loss of a *protected tree(s)* due to *alterations, fellings, or removals*, and other mitigation measures to abate a specific violation of the tree protection regulations.

ARTICLE 7 – CEMETERIES

Article 7, Section 8107-27 – Cemeteries, of the Ventura County Ordinance Code, is hereby deleted and replaced with provisions concerning temporary storage of building materials to read as follows:

Sec. 8107-27 - Storage of Building Materials, Temporary

The temporary storage of *building* and construction materials is permitted on a *lot* adjacent to one on which an effective Zoning Clearance and building permit have been issued to allow the construction for which the materials are being stored, or on any *lot* within a subdivision site with a recorded map which is undergoing initial construction authorized by an effective Zoning Clearance. Such storage is permitted during construction and for 45 days thereafter.

ARTICLE 7 – RADIO STATIONS

Article 7, Section 8107-28 – Radio Stations, of the Ventura County Ordinance Code, is hereby deleted and replaced with provisions pertaining to stockpiling of construction related debris and/or fill material for non-agricultural operations to read as follows:

Sec. 8107-28 - Stockpiling of Construction Related Debris and/or Fill Material For Non-Agricultural Operations

Sec. 8107-28.1 - Purpose

The purpose of this section is to establish uniform limitations, safeguards and controls for the depositing and *stockpiling of construction related debris and/or fill material* onto land for temporary storage.

Sec. 8107-28.2 - Applicability

This Section 8107-28 applies to *stockpiling of construction related debris and/or fill material* in situations when this activity does not occur as part of a permitted construction project and does not apply to on-site earth moving activities that are an integral and necessary part of an on-site construction project where all required permits have been approved by a public agency in accordance with applicable state law and local adopted plans and ordinances.

Sec. 8107-28.3 - Required Permits

- a. No operation for *stockpiling of construction related debris and/or fill material* may commence without the approval of the appropriate *entitlement* as required in Section 8105-4 of this Chapter. The issuance of an *entitlement* shall not relieve the *permittee* of the responsibility of securing and complying with any other permit that may be required by other *County* ordinances, or state or federal laws.
- b. *Stockpiling of construction related debris and/or fill material* is allowed in the OS, RA, and RE Zones with a Zoning Clearance for less than 1,000 cu. yds. and with a Planning Director-approved Conditional Use Permit for 1,000 cu. yds. or more. This *use* shall be accessory to a *principal use*, other than to *agriculture, animals* or *dwellings* pursuant to Section 8105-4 of this Chapter.

Sec. 8107-28.4 - Standards for Stockpiling Construction Related Debris and/or Fill Material

No permit for *stockpiling of construction related debris and/or fill material* shall be approved unless the following applicable standards have been complied with.

- a. Signed Waivers: The *permittee* shall provide to the Planning Division signed waivers, on forms provided by the Planning Division, from the applicable property owners/residents, as determined by the *Planning Director*, pursuant to Section 8111-1.1.2 of this Chapter.
- b. Contact Person: The *permittee* shall provide the *Planning Director* with the current name(s) and/or position title, address and phone number of the person who shall receive all orders, notices and communications regarding matters of code compliance. Such person(s) shall be available by phone during the hours the activities occur on the permit *site*.
- c. Site Maintenance: The permit area shall be maintained in a neat and orderly manner so as not to create any hazardous condition or unsightly conditions that are visible from outside the boundaries of the permit area.
- d. Storage of Equipment and Vehicles: Only equipment and vehicles necessary for the immediate operation of the permitted stockpile operation may be stored on *site*.
- e. Debris Control: The *permittee* shall take all necessary measures to prevent the depositing of construction related debris and/or fill material on thoroughfares in accordance with the following requirements:
 - (1) The *permittee* shall keep all public roadways utilized by this stockpiling operations and access roads to the site clear of dirt, sand, gravel, rocks and other debris associated with the operation.
 - (2) All trucks leaving the site shall be constructed, covered, or loaded to prevent any of its contents from dropping, sifting, leaking, blowing, spilling, or otherwise escaping from the vehicle onto a private or public roadway and onto adjacent properties.
- f. Erosion Control: All stockpiles of construction materials shall be managed as necessary to prevent water and wind erosion. Sedimentation due to water erosion occurring outside the permitted stockpile area shall not occur.
- g. Prevention of Fugitive Dust: Fugitive dust shall be controlled in accordance with Air Pollution Control District Rule 55. Dust producing activities shall cease during high wind events. High wind events are defined as wind of such velocity as to cause fugitive dust from within the site to blow off-site. At any point in time, if it is observed that fugitive dust is blowing offsite, additional dust prevention measures shall be initiated. If these measures are insufficient to prevent fugitive dust, dust generating activities shall be immediately curtailed until the conditions abate.
- h. Stability of Stockpile: Stockpiles shall be placed and managed so as to prevent any material from shifting or sliding onto adjoining property.
- i. Height of Stockpile: Stockpiles shall be limited to a *height* of 30 feet.
- j. Hours of Operation: Hauling to and from the permit site shall be limited to six days per week, excluding Sundays, and shall occur only between the hours of 9:00 a.m. to 3:00 p.m.
- k. Noise Standards: Stockpiling operations are subject to all noise standards as specified in Section 8107-9.6.22 of this Chapter.
- l. Biologically Sensitive Areas: No construction materials shall be stockpiled on, or hauled through, or within 100 feet of biological resource areas such as wetlands, *riparian habitat*, or other biologically sensitive areas as determined by the *Planning Director*.
- m. Site Restoration: Within 90 days of revocation, expiration or withdrawal of any permit, or abandonment of the *use*, the *permittee* and/or property owner shall restore the permit area to its original condition as determined by the *Planning Director*.

ARTICLE 7 – MOTOCROSS RACETRACK FACILITIES AND USES

Article 7, Section 8107-29 – Motocross Racetrack Facilities and Uses, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-29 – Reserved for Future Use

ARTICLE 7 – MOBILE FOOD FACILITIES

Article 7, Sections 8107-30 through 8107-30.2 – Mobile Food Facilities, of the Ventura County Ordinance Code, are hereby amended to read as follows:

Sec. 8107-30 – Mobile Food Facilities

Mobile food facilities (e.g., food truck, food cart), referred to herein as “facility” or “facilities,” other than those addressed in Section 8107-30(b) of this Chapter, are subject to the following standards:

- a. Facilities that remain in one location for more than 30 minutes at a time are allowed in all commercial and industrial zones only, and are subject to the following standards:
 - (1) The following permits shall be obtained prior to the operation of the facility:
 - i. A Zoning Clearance issued by the Planning Division, and
 - ii. A Health Permit issued by the Ventura County Environmental Health Division.
 - (2) The facility may not occupy a site for more than three hours in any given day, nor visit the same site more than three times in any given day for periods of less than 30 minutes.
 - (3) No *freestanding signs* are permitted for advertising or any other purpose associated with the facility.
 - (4) The facility is limited to sites where a *principal use* is already legally established.
 - (5) The facility shall not block *access* to or from other *principal uses* on the site.
 - (6) The facility shall not be placed in a public right-of-way.
 - (7) The facility, and *access* to it, cannot occupy more than two required parking spaces during the operating hours of the *principal use*.
 - (8) The facility shall be located at least 30 feet off the *access* road servicing the site.
 - (9) Only one facility (remaining in place more than 30 minutes) is allowed on a *lot* at one time.
 - (10) The facility shall not be parked or established within 300 feet of a restaurant or other permanent *eating establishment* that is open during the same hours that the *mobile food facility* is present, unless the facility is accessory to the *eating establishment*.
- b. Facilities that are parked or established on the site of, and sell food during, a permitted event are exempt from Zoning Clearance requirements of Section 8107-30(a) as set forth in Section 8107-46 et seq. or when specifically permitted as part of an approved *entitlement*. The facilities shall be removed from the site when the event ceases.

ARTICLE 7 – RECREATIONAL VEHICLE/MINI-STORAGE

Article 7, Sections 8107-31 – Recreational Vehicle/Mini-Storage, of the Ventura County Ordinance Code is hereby repealed and reenacted to read as follows:

Sec. 8107-31 –Self-Storage Facilities, with or without Recreational Vehicle Storage

Self-storage facilities, with or without *recreational vehicle* storage, are subject to the following standards:

- a. Lot Area: A minimum of 2 acres is required for such facilities.
- b. Building Design: In all allowable zoning designations, except the M3 Zone, street facing facades of *buildings* adjacent to *street-side lot lines* shall be designed or treated to appear as general commercial *uses* through the use of such features as mock windows, undulating facades, columns, pilasters, or other methods that demonstrate, to the satisfaction of the *Planning Director*, that they will achieve the same purpose.
- c. Building Separation: *Building* separation shall be in accordance with Article 6 of this Chapter. Driving lanes within self-storage facilities shall be at least 25 feet wide.
- d. Building Height: Where such facilities *abut* an OS-REC, OS, AE, or R-Zone, *building height* shall not exceed 12 feet for the first 20 feet from the common property line or lines. Thereafter, the maximum *height* of the *building* shall be determined by the specific development standards by zoning designation pursuant to Article 6.
- e. Setbacks: Where a *setback* is required by this Chapter, *access* to the *setback* area shall be provided and shall be maintained so that it does not become a repository for trash, debris and other nuisances. The *decision-making authority* may determine that an increase to the required *setbacks* is necessary, taking into account adjoining *uses*, the density of adjoining development, visual impacts, and *building* length and bulk. There shall be a *setback* of at least 30 feet from the main entrance gate to the property line from which it takes access.
- f. Fences and Walls: There shall be a 7-foot-tall perimeter solid *fence* or wall adjacent to any property line that abuts an *R-Zone*. The *Planning Director* may require this same fencing requirement when other zoning designations *abuts* the property, depending on the character of existing development in the area and best planning practices.
- g. Landscaping: Notwithstanding Section 8106-1.2 of this Chapter, a minimum 10-foot landscape strip is required between a self-storage facility and a public right-of-way. Landscaping shall also be consistent with the landscaping requirements for specific zones and zone types as set forth in Article 9 and the general landscaping and water conservation regulations of Section 8106-8.2.
- h. Parking: Parking shall be provided in accordance with Section 8108-4.7 of this Chapter. Any such facility that offers trucks, trailers, and the like for rental shall have sufficient on-site storage for the rental vehicles, and such storage shall not block *access* to rental units nor impede on-site traffic circulation/traffic flow, nor be visible from any public right-of-way, nor otherwise utilize required on-site parking.
- i. Office: There shall be an on-site office to serve the facility, and said office shall be accessible from outside the main entrance gate to such facility.
- j. Noise and Lighting: Noise and lighting resulting from the facility shall not create a nuisance upon nor otherwise negatively impact neighboring uses. All *outdoor lighting* shall not spill onto, or be directed toward, neighboring properties.
- k. Accessory Uses: Accessory retail sales of items directly related to storage and/or shipping, such as locks, adhesive tape, and cardboard boxes, may be permitted at the facility. Other *accessory uses* are limited to a *caretaker dwelling*, an office as set forth in Section 8107-31(i) above, and vehicle storage as set forth in Section 8107-31(p) below.
- l. There shall be no businesses or *garage and yard sales* conducted in or from any rental space within such facilities, and each person or entity renting a space within a facility shall agree to this in writing as part of the rental agreement.

- m. Any roof-mounted equipment shall be screened from view from any public rights-of-way.
- n. Lease Agreements: As a condition of approval of the discretionary *entitlement*, the *permittee* shall submit for review and approval a copy of the standard lease agreements regarding the leasing of spaces and lockers to the *Planning Director* to ensure that there are no conflicts with these standards or with any conditions of the approved underlying discretionary *entitlement* for the facility. Any deviation from the standard lease agreements that would conflict with these standards or with any conditions of the approved underlying discretionary *entitlement* for the facility shall be subject to approval by the *Planning Director*.
- o. Graffiti Control Plan: As a condition of approval of the discretionary *entitlement*, the *permittee* shall submit a graffiti control plan for review and approval by the *Planning Director* and thereafter implement the plan in accordance with the schedule approved by the *Planning Director*. The plan shall address the prevention of graffiti by such means as landscaping materials, special surface finishes, misting/irrigation strategies and/or alarms, or other means deemed feasible by the *Planning Director*. The plan shall also include strategies that detail how graffiti will be successfully removed within 48 hours of its discovery.
- p. Vehicle Storage: Currently licensed motor vehicles may be stored at the facility, provided that no more than 30 percent of the gross area of the subject *lot* is devoted to such vehicle storage. Areas devoted to vehicle storage shall be screened from public rights-of-way and neighboring properties.
- q. Self-storage facilities are restricted to storage only. The following activities are not permitted:
 - (1) storage of waste products;
 - (2) storage of materials outside of storage units;
 - (3) painting or mechanical work (except for facility maintenance); or
 - (4) automobile bodywork or painting.

ARTICLE 7 – CORRECTIONAL INSTITUTIONS

Article 7, Section 8107-32 – Correctional Institutions, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-32 - Reserved for Future Use

ARTICLE 7 – AGRICULTURAL PROMOTIONAL USES

Article 7, Section 8107-33 – Agricultural Promotional Uses, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-33 – Reserved for Future Use

ARTICLE 7 – ANIMAL SHADE STRUCTURES

Article 7, Section 8107-34 – Animal Shade Structures, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-34 – Reserved for Future Use

ARTICLE 7 – BOTANIC GARDENS AND ARBORETA

Article 7, Section 8107-35 – Botanic Gardens and Arboreta, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-35 – Botanic Gardens and Arboreta

Botanic gardens and *arboreta* shall meet all four of the criteria (a) through (d) below and comply with the standards set forth in Sections 8107-35.1 through 8107-35.3:

- a. The garden functions as an aesthetic display, educational display, and/or site research.
- b. The garden maintains plant records.
- c. The garden has at least one professional staff member (paid or unpaid).
- d. Garden visitors can identify plants through labels, guide maps, or other interpretive materials.

Article 7, Section 8107-35.1 – Minimum Permit Area, of the Ventura County Ordinance Code, pertaining to botanic gardens and arboreta, is hereby amended to read as follows:

Sec. 8107-35.1- Minimum Permit Area

The minimum permit area shall be 50 acres on property zoned OS. There shall be no *minimum lot area* if the *use* is in the CPD Zone. A minimum of 80 percent of the *lot area* shall be planted, either for public display or for replenishment of displayed plants, or left in its natural state.

Article 7, Section 8107-35.2 – Gift Shops, of the Ventura County Ordinance Code, pertaining to botanic gardens and arboreta, is hereby amended to read as follows:

Sec. 8107-35.2 – Gift Shops

One gift shop no larger than 1,000 square feet in *gross floor area* is allowed.

Article 7, Sections 8107-35.3 through 8107-35.3.7, of the Ventura County Ordinance Code, pertaining to botanic gardens and arboreta, are hereby amended to read as follows:

Sec. 8107-35.3 – Site Design

Siting and design of all facilities should avoid or mitigate direct or indirect significant impacts to native plant communities and natural habitat. Measures should include, but not be limited to:

- a. For properties located in the OS-REC and OS Zones, roofed *structures* shall be limited to a total maximum area of 500 square feet per acre, but not to exceed 25,000 square feet per permit area. Types of roofed *structures* allowed are limited to information centers/kiosks, administrative offices, restrooms, a gift shop as set forth in Section 8107-35.2 above, and maintenance/storage facilities. *Structures* used for growing plants such as *greenhouses*, *hothouses* and *agricultural shade/mist structures* are specifically exempted from the square footage limitation.
- b. *Structures* and landscapes should be designed and landscaped to prevent encroachment of *non-native species* into natural areas. Buffer zones of up to 600 feet may be required.
- c. *Buildings* and *structures* shall not be located on the property where fire clearance areas would encroach into natural areas.
- d. Runoff of water, fertilizers, pesticides, herbicides, and the like should be contained to avoid or mitigate impacts to natural areas.
- e. Native plants, preferably from within the same watershed, should be used whenever possible to avoid or mitigate significant genetic impacts on the local flora.
- f. While the use of non-native plants may be appropriate in some instances, they should not replace native flora. Opportunities to restore native habitat should be sought out.

- g. New plantings of *invasive* and *watch list species* listed by the California Invasive Plant Council, whether native or introduced, are prohibited.

ARTICLE 7 – CULTURAL HERITAGE SITES

Article 7, Section 8107-37.3 – Range and Approval of Allowed Deviations, of the Ventura County Ordinance Code pertaining to cultural heritage sites, is hereby amended to read as follows:

Sec. 8107-37.3 – Range and Approval of Allowed Deviations

To advance the purpose outlined in Section 8107-37.1 above, deviations from various standards and regulations of this Chapter may be granted as part of a Planned Development Permit. Deviations under subsections (a) and (k) below may only be granted by the *Planning Commission*. All other deviations may be granted by the *Planning Director*.

- a. Minimum Lot Area: Section 8103-0 (Purpose and Establishment of Zones and *Minimum Lot Areas*), Section 8103-1 et seq. (Establishment of Alternative *Minimum Lot Area* by Suffix), Section 8106-1.1 and Section 8106-1.2. Deviations authorized by this subsection (a) may only be granted by the Planning Commission;
- b. Permit Approval Level: Section 8105-4 (Permitted *Uses* in Open Space, Agricultural, Residential and Special Purpose Zones). Where the square footage or *gross floor area* of *structures* on a *lot* requires a given permit to be issued, the square footage of significant historic *structures* on a *cultural heritage site* shall not be counted towards the total square footage or *gross floor area* of *structures*;
- c. Permit Approval Level: Section 8105-5 (Permitted *Uses* in Commercial and Industrial Zones). Where the square footage or *gross floor area* of *structures* on a *lot* requires a given permit to be issued, the square footage of *structures* on a *cultural heritage site* shall not be counted towards the total square footage or *gross floor area* of *structures*;
- d. General Development Standards: Section 8106-1.1 (Development Standards for *Uses* and *Structures* in OS, AE, and R-Zones); (AM. ORD. 4377 – 1/29/08)
- e. General Development Standards: Section 8106-1.2 (Development Standards for *Uses* and *Structures* in Commercial, Industrial, and Special Purpose Zones);
- f. Fences, Gates, and Retaining Walls: Section 8106-8.1 et seq.
- g. Accessory Dwelling Unit Standards: Section 8107-1.7 et seq. (*Accessory Dwelling Units* and *Junior Accessory Dwelling Units*);
- h. Parking Standards: Section 8108 et seq. (Parking and Loading Requirements);
- i. Landscaping Standards: Section 8106-8.2, Section 8108-5.14 and Article 9;
- j. Signage: Section 8110-4a (Prohibited portable freestanding *signs*), Section 8110-4i (Prohibited Projecting *Signs*), Section 8110-5-2 et seq. (Location); and
- k. Nonconforming Uses and Structures: Section 8113-5.2 (Nonconforming Uses Within Structures Subject to Amortization), Section 8113-5.2.1 (Nonconforming Uses – Expansion and Change of Use Prohibited), Section 8113-5.3 et seq. (Nonconforming Uses Not Subject to Amortization), Section 8113-6.1 (Destruction, Nonconforming Uses and Structures Not Subject to Amortization), Section 8113-6.2 (Destruction, Nonconforming Uses and Structures Subject to Amortization), Section 8113-7 (Nonconforming Uses – Adding New Uses), Section 8113-8 (Nonconforming Lots). Deviations authorized by this subsection (k) may only be granted by the Planning Commission.

ARTICLE 7 – BOARDING HOUSES AND BED-AND-BREAKFAST INNS

Article 7, Section 8107-40 – Boarding Houses and Bed-And-Breakfast Inns, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-40 – Reserved for Future Use

ARTICLE 7 – AGRICULTURAL WORKER HOUSING

Article 7, Section 8107-41.2.2(f)(8)– Employment Criteria for Agricultural Workers, of the Ventura County Ordinance Code, is hereby amended to read as follows:

- f. Proof of qualifying employment for occupants of agricultural worker housing shall be provided at the time of permit approval, which can be satisfied by providing a combination of at least two of the following documents, as applicable:
- (1) Employee's income tax return;
 - (2) Employee's pay receipts;
 - (3) Employer's DE-34 form;
 - (4) Employer's ETA 790 form;
 - (5) Employee's W-2 form;
 - (6) Employer's DLSE-NTE form;
 - (7) A document signed by both the employer and the employee, which states that the occupant of the *agricultural worker housing* is employed in *agriculture*, and includes a description of the employee's job duties; or,
 - (8) Other proof approved in writing by the *Planning Director*.

Article 7, Section 8107-41.3.2(c) – Permitting Standards for Farmworker and Animal Caretaker Dwelling Units, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-41.3.2 – Permitting Standards for Farmworker and Animal Caretaker Dwelling Units

Farmworker dwelling units and *animal caretaker dwelling units* are subject to the following development standards:

- a. *Farmworker* and *animal caretaker dwelling units* may be permitted with a Zoning Clearance if the maximum number of allowable units does not exceed the limits listed below in Table 8107-41.1 for that *lot*.
- b. No more than four *farmworker* or *animal caretaker dwelling units* shall be located on any single lot.
- c. New *farmworker* and *animal caretaker dwelling units* shall not exceed 1,800 square feet in *gross floor area*. An attached *accessory structure*, either habitable or non-habitable, with *internal access* to the *farmworker* or *animal caretaker dwelling unit* shall count toward the total *gross floor area* of the *dwelling unit*.
- d. *Farmworker* or *animal caretaker dwelling units* not meeting the criteria in subsections (a), (b) or (c) above may only be approved with a *Planning Director*-approved Planned Development Permit.

Article 7, Section 8107-41.3.3 – Standards for Farmworker Housing Complexes, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-41.3.3 – Standards for Farmworker Housing Complexes

Farmworker housing complexes shall be subject to the following development standards:

- a. **Minimum Parcel Size:** A farmworker housing complex is allowed on a parcel with a minimum parcel size as noted below:

Zone	Minimum Parcel Size for Farmworker Housing Complexes
Agricultural Exclusive (AE)	40 acres ¹
Open Space (OS)	10 acres
Rural Agricultural (RA)	5 acres

¹ Farmworker Housing Complexes may be allowed on parcels of less than the prescribed minimum parcel size on land zoned AE pursuant to Sec. 8103-2.7.

- b. Units in a *farmworker housing complex* may include studios, one-, two- or three-bedrooms.
- c. A *farmworker housing complex* shall be prohibited in any location designated as a Very High Fire Hazard Severity Zone.
- d. **Open Space Requirements:** When the development includes more than 12 units, recreational facilities and open space shall be provided for the benefit and recreational use of the residents in accordance with the following standards:
- (1) The development shall be landscaped pursuant to Sections 8106-8.2.2, 8106-8.2.3, and 8106-8.2.8 of this Chapter. Section 8106-8.2.7 shall apply to any parking areas containing manufactured slopes.
 - (2) All recreational areas and landscaping shall be installed prior to occupancy of the final unit within the complex. Landscaped areas shall be maintained.
 - (3) Outdoor Common Area:
 - i. At least 20 percent of the area set aside for housing shall be outdoor common area.
 - ii. At least 50 percent of the area designated as outdoor common area shall be comprised of land with slopes of ten percent or less.
 - iii. *Agricultural worker housing* shall include recreational areas developed for use with activities such as for baseball, basketball, soccer or horseshoes. *Farmworker housing complexes* intended for families shall also include children's play equipment.
 - iv. Permittee shall be responsible for the maintenance of all outdoor common areas.
 - (4) Outdoor Private Area: Outdoor private area shall be provided for each unit in the development in the form of outdoor patios, decks and/or balconies and shall be directly and exclusively accessed by the unit it is intended to serve.
 - i. Ground Floor Units: Private outdoor areas must be at least 80 square feet per unit and all dimensions must be at least 8 feet.
 - ii. Upper-Level Units: Private outdoor areas shall be provided as balconies or loggias, and must be at least 40 square feet per unit, with a minimum 5-foot depth dimension.

- e. **Amenities:** *Farmworker housing complexes* may include community centers for the primary benefit of the residents.

Article 7, Section 8107-41.3.5 – Standards for Farmworker and Animal Caretaker Temporary Trailers, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-41.3.5 – Standards for Farmworker and Animal Caretaker Temporary Trailers

A maximum of one temporary trailer may be used to provide housing for seasonal or temporary *farmworkers* or *animal caretakers*, and their families, on a limited term basis. The trailer must be located on the same lot where the *farmworkers* or *animal caretakers* are employed.

- a. **Permit Type and Requirements:** A qualifying temporary trailer shall be permitted with a Zoning Clearance, which will serve as a ministerial Limited Term Trailer Permit, permitted for a maximum of 180 consecutive calendar days or fewer in any 12-month period pursuant to the following:
 - (1) The permit application shall include a description of the number of seasonal or temporary *farmworkers* or *animal caretakers* to occupy the temporary trailer, the area of cultivation and crops requiring these workers, and the time period for which seasonal or temporary *farmworkers* or *animal caretakers* are required.
 - (2) The permit application shall clearly identify the location of sewer connections, dump stations, or otherwise demonstrate adequate sewage disposal by, for example, including a plan or contract for regular service through registered or permitted septage pumping vehicles, or a combination thereof, which will serve the trailer.
 - (3) In addition to meeting all ministerial Zoning Clearance permit application requirements, the *applicant* shall submit an affidavit in a separate signed statement affirming that the temporary trailer will only be used to house seasonal or temporary *farmworkers* or *animal caretakers* solely employed on the site for agricultural production or *animal keeping*.
 - (4) The Limited Term Trailer Permit application shall include applicable County fees in accordance with the Board-adopted Fee Schedule, for a permitting and monitoring program to be conducted by the Resource Management Agency.
 - (5) After the issuance of a Zoning Clearance authorizing use of the temporary trailer as housing for seasonal or temporary *farmworkers* or *animal caretakers* under this Section 8107-41.3.5, all electrical and plumbing connections to the trailer(s) must be approved and inspected by the Building and Safety Division prior to occupancy of the trailer.
 - (6) The Planning Director or designee may extend a Limited Term Trailer Permit by an additional 90 days, on a one-time basis, provided that the *applicant* submits documentation to justify the additional seasonal employment necessary for the agricultural activity.
- b. **General Requirements:**
 - (1) A maximum of one temporary trailer will be allowed on any lot.
 - (2) The temporary trailer must be a motor home, travel trailer, truck camper, recreational vehicle, or camping trailer, that is self-contained and habitable (as defined in subsection (5) below), and that is either self-propelled, truck-mounted, or permanently towable on roadways without a permit under the California Vehicle Code.

- (3) A temporary trailer used to house seasonal or temporary *farmworkers* or *animal caretakers* shall be occupied for no more than 180 consecutive calendar days in any 12-month period, unless the permit is extended pursuant to Section 8107-41.3.5(a)(6) above.
- (4) The maximum size of a temporary trailer occupying a space on the lot shall be 320 square feet of living area. Living area does not include built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, or bath and toilet rooms.
- (5) The temporary trailer must be "habitable" as the term is used in this Section 8107-41.3.5 by meeting all of the following criteria:
 - i. The temporary trailer must contain sleeping, cooking, bathing and sanitary facilities;
 - ii. The temporary trailer must either contain an adequate source of potable water for sanitation purposes through an internal tank or be connected to a permanent source of potable water;
 - iii. Composting toilets are not allowed. The temporary trailer's wastewater must be disposed of by one of the following means:
 - (A) Through a connection to an existing sewer utility connection; or
 - (B) Through the use of an incorporated wastewater tank that is located within or outside the vehicle, provided that such tank is regularly serviced, for the duration of the vehicle's use as temporary housing, by a wastewater disposal provider, or a septage pumping vehicle permitted by the Environmental Health Division. The permittee shall provide proof of such regular wastewater disposal service, in the form of a contract or receipts, to the Planning Division or Environmental Health Division upon request;
 - iv. The temporary trailer must be connected to an approved electrical source. Acceptable electrical connections include the use of an existing electrical source on the lot or a temporary power pole. Generators are not considered an approved electrical source; and
 - v. Heating facilities shall be in accordance with those associated with trailers, or equipment initially installed or designed for trailers. No temporary heating facilities will be allowed.
- (6) Utility conduits shall be installed underground in conformance with applicable state and local regulations.
- (7) When the temporary trailer is not in use, utilities shall be disconnected, and such housing shall be removed from the site or stored consistent with Section 8107-1.6(a)(3) during the remainder of the year. The temporary trailer shall be removed from the site within five days of the expiration of the permitted period. It may be stored on site for the remaining days of the calendar year if screened from public view and stored in compliance with the open storage regulations in Section 8107-1.6(a)(3). A temporary trailer stored on site shall be covered when not in use.

c. Site Design Criteria:

- (1) *Building height* and *setbacks* shall be as prescribed in the applicable zone, except where Title 25 of the California Administrative Code is more restrictive.
- (2) The temporary trailer shall be located a minimum of 6 feet from any other *structure* on the *lot*.
- (3) Roadways and vehicle pads shall not be permitted in areas of natural slope inclinations greater than 15 percent or where *grading* would result in slope heights

greater than 10 feet and steeper than 2:1.

- (4) One picnic table, and a grill or campfire ring may be provided on a level, landscaped front yard area.

ARTICLE 7 - STAND ALONE BATCH PLANTS

Article 7, Section 8107-42 – Stand Alone Batch Plants, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-42- Stand-Alone Batch Plants

Article 7, Section 8107-42.2 – Definition, of the Ventura County Ordinance Code, pertaining to stand-alone batch plants, is hereby amended to read as follows:

Sec. 8107-42.2 – Definitions

Refer to Article 2, Section 8102-0 of this Chapter, for the definition of *stand-alone batch plant* and other defined words in this section.

Article 7, Section 8107-42.3 – Application, of the Ventura County Ordinance Code, pertaining to stand-alone batch plants, is hereby amended to read as follows:

Sec. 8107-42.3 – Application

To qualify as a "*Stand-Alone Batch Plant*" under this section, a batch plant (concrete and/or asphalt) must:

- a. Be in operation as of January 1, 1999 and on that date be a legal *nonconforming use*, a legally permitted *principal use*, or a legally permitted *accessory use* to an approved *mining* operation, in the OS Zone within 1 mile of areas designated "Urban" in the *General Plan*;
- b. Have received unprocessed material in the past from: (1) a *mining* operation that was included in the permit which authorized the plant; or, (2) a legally permitted *mining* operation immediately adjacent to the plant and such materials are now exhausted;
- c. Be adjacent to or within 2,000 feet of a four-lane road that trucks have lawful *access* to and that have a separate left turn lane for *access* to the site; and
- d. Be within a 4 mile radius of four highways that are a combination of U.S. Highways or State Routes.

Where a Conditional Use Permit exists that specifically regulates the subject batch plant as a *principal use*, the Conditional Use Permit may remain in effect until it expires, at which time an application for its renewal, subject to a *Planning Commission*-approved Conditional Use Permit, may be submitted to the Planning Division.

Article 7, Section 8107-42.4 – Minimum Use Permit Standards, of the Ventura County Ordinance Code, pertaining to stand-alone batch plants, is hereby amended to read as follows:

Sec. 8107-42.4 – Minimum Use Permit Standards

Any permit approved pursuant to this section shall incorporate all applicable standards associated with *mining* operations found in Section 8107-9 et seq. of this Chapter, including, but not limited to, those relating to *setbacks*, noise, dust, light, and truck traffic.

ARTICLE 7 – BOARDING HOUSES AND BED-AND-BREAKFAST INNS

Article 7, Sections 8107-43 through 8107-43.3 – Boarding Houses and Bed-And-Breakfast Inns, of the Ventura County Ordinance Code, are hereby amended to read as follows:

Sec. 8107-43 – Reserved for Future Use

ARTICLE 7 – EMERGENCY SHELTERS

Article 7, Section 8107-44.3(j) – Emergency Shelter Development and Operational Standards, of the Ventura County Ordinance Code, is hereby amended to read as follows:

j. **Contact Information:**

- (1) Prior to the issuance of the Zoning Clearance, the *applicant* shall provide the contact information for the on-site property manager(s) to the Planning Division.
- (2) If any contact information for the on-site property manager(s) should change, or the responsibility is assigned to another person, the property owner shall provide the Planning Division with the new information in writing within 10 days of the change.

ARTICLE 7 - WIRELESS COMMUNICATION FACILITIES

Article 7, Section 8107-45.2.1 – Facilities Not Covered, of the Ventura County Ordinance Code, pertaining to wireless communication facilities, is hereby amended to read as follows:

Sec.8107-45.2.1 – Facilities Not Covered

The following facilities and devices are not covered by the provisions of this section:

- a. *Non-commercial antennas* such as citizen band radios and amateur radio facilities that are an *accessory structure* to a *dwelling*. (See standards for *non-commercial antennas* in Sections 8106-7.1 and 8107-1.1.)
- b. *Wireless communication facilities* located within the *public road* rights-of-way. (See Ventura County Ordinance Code at Division 12, Chapter 8, for applicable regulations.)
- c. Residential satellite and digital T.V. dishes less than 1 meter in diameter.
- d. Temporary *wireless communication facilities* that are needed during public emergencies or are used in conjunction with a temporary event or activity that does not otherwise require a permit under this Chapter. (See Section 8107-45.9 for permitting of temporary *wireless communication facilities* used for events and activities that require a permit under this Chapter.)

Article 7, Section 8107-45.2.2 – Wireless Communication Facilities on Government Buildings, of the Ventura County Ordinance Code, pertaining to wireless communication facilities, is hereby amended to read as follows:

Sec. 8107-45.2.2 – Reserved for Future Use

Article 7, Section 8107-45.3 – Application Submittal Requirements, of the Ventura County Ordinance Code, pertaining to wireless communication facilities, is hereby amended to read as follows:

Sec. 8107-45.3 – Application Submittal Requirements

In addition to meeting standard application submittal requirements of Section 8111-2, the project *applicant* for a *wireless communication facility* may be required to submit some or all of the

following information, depending on the scope of the proposed project and as determined by the Planning Division.

- a. **Project Description:** A written project description for the proposed *wireless communication facility* that includes, but is not limited to, a general description of the existing land use setting, the type of facility, visibility from *public viewpoints*, stealth design features, propagation diagrams, on-site and off-site access, landscaping, and facility components (support *structure*, *antennas*, equipment shelters or cabinets, *emergency* back-up generators with fuel storage etc.).
- b. **Propagation Diagram:** One or more propagation diagrams or other evidence may be required to demonstrate that the proposed *wireless communication facility* is the minimum *height* necessary to provide adequate service (i.e., radio frequency coverage or call-handling capacity) in an area served by the carrier proposing the facility. The propagation diagram shall include a map showing the provider's existing facilities, existing coverage or capacity area, and the proposed coverage or capacity area at varied *antenna heights*. The propagation diagram shall also include a narrative description summarizing the findings in layman's terms. Existing obstacles such as *buildings*, topography, or *vegetation* that cannot adequately be represented in the propagation diagrams, yet may cause significant signal loss and therefore require additional facility *height*, should be clearly described and/or illustrated through additional visual analyses, such as line-of-sight or Fresnel zone modeling diagrams. A propagation diagram shall be required if the proposed *wireless communication facility* would exceed 40 feet in *height*, and may be required at lower *heights* if the facility is located on a ridgeline, within the SRP Overlay Zone, or in an urban residential zone.
- c. **Visual Impact Analysis:** A visual impact analysis includes photo simulations and other visual information, as necessary, to determine visual impact of the proposed *wireless communication facility* on the existing setting or to determine compliance with design standards established by this section. The photo simulations shall include "before" and "after" renderings of the site, its surroundings, the proposed facility and *antennas* at maximum *height*, and any *structures*, *vegetation*, or topography that will screen the proposed facility from multiple *public viewpoints*. *Public viewpoints* selected for visual impact analysis should be located approximately a half-mile, 1 mile, and 2 miles from the proposed facility. All photo simulations and other graphic illustrations shall include accurate scale and coloration of the proposed facility.
- d. **Authorization and License Information:** A letter of authorization from the property owner and the communications carrier that demonstrates knowledge and acceptance of the *applicant's* proposed project's *structures* and uses on the subject property. This information shall also include a copy of the FCC radio spectrum lease agreement or the FCC registration number (FRN).
- e. **FCC Compliance:** Documentation prepared by a qualified radio frequency engineer that demonstrates the proposed *wireless communication facility* will operate in compliance with Section 1.1301, et seq., of Title 47 of the Code of Federal Regulations or any successor regulations. Documentation of FCC compliance shall be required for all *wireless communication facility* permits, including permit modifications.
- f. **Alternative Site Analysis:** Documentation that demonstrates: (1) the *applicant* has satisfied the *wireless communication facility* preferred and non-preferred location standards stated in Section 8107-45.4(d) and (e); and (2) infeasibility of alternative sites that would result in fewer environmental impacts to ridgelines (see Section 8107-45.4(l)) and other environmental resources; and if requested (3) all efforts to collocate the proposed facility on an existing facility, including copies of letters or other correspondence sent to other carriers or *wireless communication facility* owners requesting *collocation* on their facilities. If

collocation is not feasible, the *applicant* shall demonstrate to the satisfaction of the Planning Division that technical, physical, or legal obstacles render *collocation* infeasible.

- g. **Site Plan and Design Specifications:** This documentation shall fully describe the project proposed, including all on-site and off-site improvements. The site plan shall be drawn to scale, and the site plan and design specifications shall include the following:
- (1) Written explanation and site plan that describes the facility's components and design (including dimensions, colors, and materials), equipment cabinets, and the number, direction, and type (panel, whip, or dish) of *antennas*;
 - (2) The location and dimensions of the entire site area, exact location of the facility and its associated equipment with proposed *setbacks*, *access* road improvements, and any proposed landscaping or other development features. The site plan shall also identify site *grading*, paving and other features that may increase runoff from the site;
 - (3) Front, side, and rear elevation plans showing all of the proposed equipment and *structures*;
 - (4) Building plans and elevations for *building-concealed*, *flush-* and *roof-mounted wireless communication facilities* showing all equipment and *structures*;
 - (5) Manufacturer specifications and samples of the proposed color and material for the facility and its associated equipment; and,
 - (6) Site plan components required to address fire prevention, water conservation, and other regulatory requirements.
- h. **Landscape Plan:** This documentation shall describe the location and type of newly proposed landscaping, proposed irrigation systems (as needed), and the location of existing landscape materials that are necessary to properly screen or blend the *wireless communication facility* with the surrounding area. This information shall be provided on a *landscape plan*, which conforms to the requirements of Section 8106-8.2.2.
- i. **Maintenance and Monitoring Plan:** A maintenance and monitoring plan shall describe the type and frequency of required maintenance activities to ensure continuous upkeep of the facility, its associated equipment, and any proposed landscaping, during the life of the permit. Landscaping shall be maintained in conformance with Section 8106-8.2.8.
- j. **Noise/Acoustical Information:** This documentation shall include manufacturer's specifications for all noise-generating equipment, such as air conditioning units and back-up generators, as well as a scaled diagram or site plan that depicts the equipment location in relation to adjoining properties.
- k. **Hazardous Materials:** This documentation shall include the quantity, type, and storage location for containment of *hazardous materials*, such as the fuel and battery back-up equipment, proposed for the *wireless communication facility*.
- l. **Geotechnical Requirements:** A geotechnical report shall include the following:
- (1) Soils and geologic characteristics of the site;
 - (2) Foundation design criteria for the proposed facility;
 - (3) Slope stability analysis;
 - (4) *Grading* criteria for ground preparation, cuts and fills and soil compaction; and
 - (5) Other pertinent information that evaluates potential geologic, fault, and liquefaction hazards and proposed mitigation.

- m. **Consent to Future Collocation:** A written statement shall be provided that states whether or not the *applicant* consents to the future *collocation* of other *wireless communication facility* carriers on the proposed facility (see Section 8107-45.6).
- n. **Additional Information:** Additional information determined by the Planning Division as necessary for processing the requested *wireless communication facility entitlement*. If a *non-stealth facility* is proposed, include a description (with illustrations) of all *modifications* that would be allowed pursuant to a *Section 6409(a) Modification* so that a determination can be made whether the facility could become *prominently visible* from a *public viewpoint* (see Section 8107-45.4(b)(1)).

Article 7, Section 8107-45.4 – Development Standards, of the Ventura County Ordinance Code, pertaining to wireless communication facilities, is hereby amended to read as follows:

Sec. 8107-45.4 – Development Standards

- a. **Partial and Full-Concealment Requirements:** To minimize visual impacts, a *wireless communication facility* shall be designed as a *stealth facility* or *building-concealed facility*. A *wireless communication facility* may be designed as a *non-stealth facility* only if it meets standards provided in Section 8107-45.4(b) below.
- b. **Exceptions to Stealth and Building-Concealed Facilities:** A *non-stealth facility* may be permitted when the *applicant* demonstrates that the project location and design meet one or more of the following criteria:
 - (1) The facility is not *prominently visible* from a *public viewpoint* and could not be *prominently visible* from a *public viewpoint* following a *Section 6409(a) Modification*. This standard may be achieved by blending the facility into its surroundings as defined in Section 8107-45.4(c); or
 - (2) The *non-stealth facility* is *prominently visible* from a *public viewpoint* but meets one or more of the following criteria:
 - i. It is located on a ridgeline and meets the requirements in Section 8107-45.4(l); or
 - ii. The minimum *height* required for adequate service, coverage, or capacity area cannot be achieved with one or more *stealth facilities* (see Section 8107-45.4(f)(4)); or
 - iii. It is used solely for the provision of public safety and the *decision-making authority* waives this development standard pursuant to Section 8107-45.2.4.
- c. **Making Wireless Communication Facilities Compatible with the Existing Setting:** To the extent feasible, all *wireless communication facilities* shall be located and designed to be compatible with the existing setting as follows:
 - (1) *Location:* Facilities shall be located in areas where existing topography, *vegetation*, *buildings*, or *structures* effectively screen and/or camouflage the proposed facility; and
 - (2) *Facility Design:* The facility shall be designed (i.e. size, shape, color, and materials) to blend in with the existing topography, *vegetation*, *buildings*, and *structures* on the project site as well as its existing setting.
- d. **Preferred Wireless Communication Facility Locations:** To the extent feasible, and in the following order of priority, new *wireless communication facilities* shall be sited in the following locations:
 - (1) On an existing *wireless communication facility* with adequate *height* and *structure* to accommodate additional *wireless communication facilities* (see Section 8107-45.6).
 - (2) *Flush-mounted* on an existing *structure*, pole, or *building* in the AE, OS-REC, and OS Zones.

- (3) Where the *wireless communication facility* is not *prominently visible* from a *public viewpoint*.
 - (4) Within an area zoned industrial.
 - (5) Near existing public or private *access roads*.
 - (6) On or near the same site as an existing *wireless communication facility* when visual or other environmental impacts can be mitigated to a level of less than significant under CEQA and when such "clustering" of facilities is consistent with the applicable area plan.
- e. **Non-Preferred Wireless Communication Facility Locations:** To the extent feasible, *wireless communication facilities* should not be sited in the following locations:
- (1) Within an area zoned urban residential.
 - (2) Silhouetted on the top of ridgelines on land designated as Open Space under the *General Plan* when *prominently visible* from *public viewpoints*.
 - (3) On a *structure*, site or in a *district* designated as a local, state, or federal historical *landmark* (see Section 8107-45.4(j)).
 - (4) Within an SRP *Overlay Zone* (see Section 8107-45.4(m)).
 - (5) Within environmentally sensitive areas (see Section 8107-45.4(k)).
- f. **Height:**
- (1) **How to Measure:** Unless otherwise indicated in this Section 8107-45.4, the *height* of a *wireless communication facility* shall be measured as follows:
 - i. A *ground-mounted wireless communication facility* shall be measured from the *grade* to the highest point of the *antenna* or any equipment, whichever is highest.
 - ii. A *structure-mounted wireless communication facility* shall be measured from the averaged *grade* to the highest point of the *antenna* or any equipment, whichever is highest. (See Section 8106-1.3.2 for the "averaged *grade*" calculation.)
 - (2) **Minimizing Visual Impacts:** The *height* of a *wireless communication facility* shall be limited to what is necessary to provide adequate service or coverage.
 - (3) **Building-Concealed Facilities:**
 - i. For *building-concealed wireless communication facilities*, *height* is measured as the vertical distance from the flat *grade* or averaged *grade*, as applicable, to the highest point of the existing or newly created architectural façade or feature where the *antenna* is concealed.
 - ii. *Building-concealed wireless communication facilities* shall not exceed the maximum *height* limits of the zone in which the *building* is located (see Section 8106-7 for exceptions). An existing *building* that exceeds the maximum *height* limit may be used to conceal a *wireless communication facility* if an increase in allowable *height* of the *building* was granted by a previously approved discretionary permit, and the *building* dimensions would not increase by adding the *wireless communication facility*.
 - (4) **Stealth Facilities:** *Stealth facilities* shall meet the definition in Section 8102-0 and the applicable *height* limits prescribed in Section 8107-45.4.
 - i. The maximum allowable *height* of a *faux structure* shall be the *height* limits in Table 1 below, or the average *height* of representative *structures* commonly found in the local setting, whichever is less.

Table 1
(Sec. 8107-45.4(f)(4))

Maximum Height of Faux Structures

Type of Structure	Maximum Height
Faux Water Tank	50 feet
Faux Windmill	45 feet
Faux Flag Pole	50 feet
Faux Light Pole	30 feet* 20 feet **

* Not applicable in the public right-of-way, see VCOC Sec. 12800.

** In DKS *Overlay Zone*, the *luminaire* shall not be located above 20 feet, unless specified otherwise in the permit, see Sec. 8109-4.7.

- ii. *Faux trees* shall maintain a natural appearance and may not exceed the *height* of nearby natural trees (see A, B, and C below). A *faux tree* located among existing natural trees should not be obviously taller than the other trees. Smaller, natural trees may also be planted around the *faux tree* to mask its *height* from *public viewpoints*. The maximum allowable *height* of a *faux tree* shall be as follows:

- (A) **No Nearby Trees:** Maximum *heights* in Table 2 apply if there are no trees within a 150-foot radius of the *faux tree*. (Also see the tree planting *height* requirement in Section 8107-45(i)(4).)

Table 2
(Sec. 8107-45.4(f)(4))

Maximum Height of Faux Trees¹

Type of Structure	Maximum Height
Mono-Broadleaf	60 feet
Mono-Elm	60 feet
Mono-Eucalyptus	80 feet
Mono-Palm	65 feet
Mono-Pine	80 feet

- (B) **Tree Canopy:** The maximum *height* of a *faux tree* located within, or adjacent to, a tree canopy may extend up to 15 feet above the maximum *height* of the existing tree canopy when both of the following criteria are met:

1. The *applicant* demonstrates to the satisfaction of the Planning Division that a lower *faux tree height* would result in obstructed coverage of the proposed facility due to the existing tree canopy; and

¹ The maximum *height* limits for *faux trees* are based on the *height* of a mature tree for each tree type, as established by the U. S. Department of *Agriculture*, Natural Resources Conservation Service's plants database. The following tree species were used to identify the maximum *height* limits for each *faux tree*: *Acer negundo* (Box elder), *Ulmus parvifolia* (Chinese Elm), *Eucalyptus globulus* (Tasmanian Bluegum), *Washingtonia filifera* (California fan palm), and *Pinus sabiniana* (Foothill Pine).

2. The median tree *height* of the canopy is at least 30 feet high, and the nearest tree in the canopy is located within 150 feet of the *faux tree*; and the *faux tree* is sited behind the canopy relative to *public viewpoints*.

(C) **Surrounding Trees (Non-canopy):** A *faux tree* may extend up to 5 feet above the maximum *height* of trees within a 150-foot radius. The maximum *height* of surrounding trees should be measured using existing tree *heights*, unless a certified arborist estimates average growth after five years, which may be added to existing *height* measurements.

- iii. A *stealth facility* that exceeds 80 feet in *height* shall be considered a *non-stealth facility* for *entitlement* processing under Section 8107-45. However, *stealth* design features may be included in the *wireless communication facility* to blend the facility with the surrounding environment.
- iv. *Roof-mounted wireless communication facilities* shall not exceed the maximum *height* limits of the zone in which the *building* is located by more than 6 feet.
- v. *Flush-mounted wireless communication facilities* shall not extend above the *building height*. If mounted on a *structure* other than a *building*, such as a light pole or utility pole, the *antenna* shall not extend more than 5 feet above the *structure*.
- vi. No *stealth facility* shall exceed the maximum *height* stated in an applicable area plan.

(5) **Non-Stealth Facilities:**

- i. Notwithstanding subparts (ii) and (iii) below, in no event shall a *non-stealth facility* exceed the maximum *height* stated in the applicable area plan.
- ii. Unless a greater *height* limit is approved in accordance with subsection (iii) below, *non-stealth facilities* shall not exceed 50 feet in *height*.
- iii. When the *Planning Commission* (or the Board of Supervisors, upon appeal) is the assigned *decision-making authority* for a proposed *wireless communication facility entitlement* pursuant to Sections 8105-4 or 8105-5, a *non-stealth facility* may be approved if one or more of the following findings are made:
 - (A) The greater *height* results in the same or reduced visual and environmental impacts when compared to the standard applicable *height* limits: or
 - (B) The *applicant* demonstrates that the minimum *height* required for adequate service, coverage, or capacity area cannot be achieved with one or more shorter facilities; or
 - (C) The greater *height* is necessary for the provision of public safety (see Section 8107-45.2.4).

g. **Setbacks:**

- (1) All *wireless communication facilities* shall comply with the required minimum *front, side, and rear setbacks* for the zone in which the site is located. No portion of an *antenna* array shall extend beyond the property lines.
- (2) *Ground-mounted wireless communication facilities* shall be set back a distance equal to the total facility *height* or 50 feet, whichever is greater, from any off-site *dwelling unit*.
- (3) Whenever feasible, a new *ground-mounted wireless communication facility* shall be set back from the property line to avoid creating the need for fuel clearance on adjacent properties.

- h. **Retention of Concealment Elements:** No *modification* to an existing *wireless communication facility* shall defeat concealment elements of the permitted facility. Concealment elements are defeated if any of the following occur:

- (1) A *stealth facility* is modified to such a degree that it results in a *non-stealth facility*; or
- (2) The *stealth facility* no longer meets the applicable development standards for *stealth facilities* in Section 8107-45.4; or
- (3) Equipment and *antennas* are no longer concealed by the permitted stealth design features; or
- (4) Proposed modifications to a *stealth facility*, designed to represent a commonly found element in the environment or community (such as a tree, rock, or *building*), result in a facility that no longer resembles the commonly found element due to its modified *height*, size, or design.

i. **Standards for Specific Types of Stealth Facilities:**

(1) **Building-Concealed Facilities:**

- i. *Height* shall not exceed the maximum *height* limits established in Section 8107-45.4(f)(3).
- ii. Width shall not increase *building* width, or create *building* features that protrude beyond the exterior walls of the *building*.
- iii. *Building* additions shall be limited to the area/volume required for the wireless technology and shall not increase habitable floor area, include general storage area, or provide any use other than wireless technology concealment.

(2) **Roof-Mounted Facilities:**

- i. Shall be hidden by an existing or newly created *building* or architectural feature, or shall be concealed from *public viewpoints* using architectural features, screening devices, or by siting the facility so that it is concealed from off-site viewpoints.
- ii. Shall not exceed the maximum *height* limits for *roof-mounted facilities* stated in Section 8107-45.4(f)(4)(iv).
- iii. Shall be compatible with the architectural style, color, texture, façade design, and materials and shall be proportional to the scale and size of the *building*. Newly created architectural features or wireless equipment shall not protrude beyond the exterior walls of the *building*.

(3) **Flush-Mounted Facilities:** A *wireless communication facility* may be *flush-mounted* on a *building* or other *structure* pursuant to the following standards, and provided that associated equipment is located in manner consistent with the definition for *flush-mounted antenna* in Section 8102-0:

- i. *Flush-mounted wireless communication facilities* shall be designed as a *stealth facility* and shall be compatible with the architectural style, color, texture, façade, and materials of the *structure*. Panel *antennas* shall not interrupt architectural lines of *building* façades, including the length and width of the portion of the façade on which it is mounted. Mounting brackets, pipes, and coaxial cable shall be screened from view.
- ii. Shall not exceed the maximum *height* limits for *flush-mounted wireless communication facilities* stated in Section 8107-45.4(f)(4)(v).
- iii. Any *flush-mounted wireless communication facility* attached to a light pole or a utility pole shall exhibit the same or improved appearance than existing local light poles or utility poles.

- iv. *Flush-mounted wireless communication facilities* should be attached to a vertical surface except they may be mounted atop a light pole or a utility pole when flush-mounting is infeasible. Panel *antennas* shall be mounted no more than 18 inches from *building* surfaces or poles and shall appear as an integral part of the *structure*. They may be mounted a further distance than 18 inches on *lattice towers* and other industrial *structures*.

(4) **Faux Trees:**

- i. Shall incorporate a sufficient amount of "architectural branches" (including density and vertical *height*) and design material so that the *structure* is as natural in appearance as technically feasible.
- ii. Shall be the same type of tree or a tree type that is compatible (i.e. similar in color, *height*, shape, etc.) with existing trees in the surrounding area (i.e. within approximately a 150-foot radius of the proposed facility location). If there are no existing trees within the surrounding area, the vicinity of the facility shall be landscaped with newly planted trees. The trees should be compatible with the *faux tree* design, and be of a type and size that would be expected to reach 75 percent of the *faux tree's height* within five (5) years. (Also see Section 8107-45.4(q) for additional information on landscaping.)
- iii. Shall not exceed the maximum *height* limits established for *faux trees* stated in Section 8107-45.4(f)(4)(ii).
- iv. Shall include *antennas* and *antenna* support *structures* colored to match the components (i.e. branches and leaves) of the proposed artificial tree.
- v. New trees required as part of a landscape plan for a *faux tree* shall be a minimum size of 36-inch box to help ensure survival of the tree. Palm trees shall have a minimum brown trunk *height* of 16 feet.

(5) **Monorocks:**

- i. Shall only be located in areas with existing, natural rock outcroppings.
- ii. Shall match the color, texture, and scale of rock outcroppings adjacent to the proposed project site.

(6) **Other Faux Stealth Facilities:**

- i. Faux *structure* types, including but not limited to water tanks, flag poles, windmills, and light poles, may be used as a *stealth facility* when that type of *structure* is commonly found within the local setting of the *wireless communication facility*.
- ii. Faux *structures* shall not exceed the maximum *height* limits listed in Table 1 (Section 8107-45.4(f)(4)(i), above).
- iii. Faux light poles shall be designed to function as a light pole, and match the design and *height* of existing light poles on the proposed site, provided that they do not exceed the *height* limits listed in Table 1 (Section 8107-45.4(f)(4)(i)) and are in conformance with the DKS *Overlay Zone* provisions of Section 8109-4.7 of this Chapter. This standard is not applicable to light poles within the public right-of-way.

- j. **Historical Landmarks/Sites of Merit:** A *wireless communication facility* shall not be constructed, placed, or installed on a *structure*, site or *district* designated by a federal, state, or *County* agency as an historical *landmark* or *site of merit* unless that facility is designed to meet the Secretary of the Interior (SOI) Standards. If the facility does not meet the SOI

standards, then the Cultural Heritage Board must determine that the proposed facility will have no significant, adverse effect on the historical resource.

k. **Environmentally Sensitive Areas:**

- (1) All *wireless communication facilities* and their accessory equipment shall be sited and designed to avoid or minimize impacts to habitat for special status species, sensitive plant communities, migratory birds, waters and wetlands, *riparian habitat*, and other environmentally sensitive areas as determined by the *County's* Initial Study Assessment Guidelines.
- (2) *Wireless communication facilities* that are higher than 200 feet and are required by the Federal Aviation Administration (FAA) to include lighting for aviation safety, should use the minimum amount of pilot warning and obstruction avoidance lighting to minimize impacts to migratory birds.
- (3) *Wireless communication facilities* that are located in known raptor, California Condor, or waterbird concentration areas or daily movement routes, or in major diurnal migratory bird movement routes or stopover sites, should have daytime visual markers on guy wires to prevent collisions by birds.

l. **Ridgelines:**

- (1) A *wireless communication facility* shall not be sited on a ridgeline or hilltop that is *prominently visible* from a *public viewpoint* when alternative sites are available. *Applicants* shall demonstrate that no feasible, alternative locations are available when proposing a *wireless communication facility* on a ridgeline or shall demonstrate that alternative locations result in significant environmental impacts when compared to the proposed ridgeline location.
- (2) Facilities sited on a ridgeline or hillside shall blend with the surrounding natural and man-made environment to the maximum extent possible. Blending techniques that should be utilized include the use of non-reflective materials, paint, or enamel to blend exterior surfaces with background color(s); the placement of facilities behind earth berms or existing *vegetation*; siting of associated equipment below ridgelines, and the use of small *stealth facilities* (such as slim line poles or whip *antennas*) that blend in with the surrounding *vegetation*.

- m. **Scenic Resource Protection (SRP) Overlay Zone:** With the exception of public safety described in Section 8107-45.2.4, a *wireless communication facility* shall not be *prominently visible* from a *public viewpoint*, and shall be designed as a *stealth facility*, when located within an SRP Overlay Zone.
- n. **Accessory Equipment:** All accessory equipment associated with the operation of a *wireless communication facility* shall be located and screened to prevent the facility from being *prominently visible* from a *public viewpoint* to the maximum extent feasible.
- o. **Colors and Materials:** All *wireless communication facilities* shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.
- p. **Noise:** All *wireless communication facilities* shall be operated and maintained to comply at all times with the noise standards outlined in Section 7.9 (Noise) of the *General Plan* Goals, Policies, and Programs.
- q. **Landscaping and Screening:** The *permittee* shall plant, irrigate and maintain additional landscaping during the life of the permit when landscaping is deemed necessary to screen the *wireless communication facility* from being *prominently visible* from a *public viewpoint*.

New landscaping shall not incorporate any *invasive* or *watch species*, as defined by the California Invasive Plant Council and shall be in conformance with Section 8106-8.2.5.

r. **Security:**

- (1) Each facility shall be designed to prevent unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight. The approving authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism.
- (2) All *fences* shall be constructed of materials and colors that blend in with the existing setting. The use of a chain link *fence* is prohibited within areas designated as Urban and Existing Community in the *General Plan*, and areas that are *prominently visible* from a *public viewpoint*, unless the chain link *fence* is fully screened.

s. **Lighting:**

- (1) No facility may be illuminated unless specifically required by the FAA or other government agency.
- (2) Any necessary *security lighting* shall be fully-shielded, downward directed and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.

- t. **Signage:** A permanent, weather-proof *identification sign*, subject to *Planning Director* approval, shall be displayed in a prominent location such as on the gate or *fence* surrounding the *wireless communication facility* or directly on the facility. The *sign* shall identify the facility operator(s) and type of use, provide the operator's address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an *emergency*.

u. **Access Roads:**

- (1) Where feasible, *wireless communication facility* sites shall be accessed by existing public or private *access roads* and easements.
- (2) *Wireless communication facility* sites shall minimize the construction of new *access roads*, particularly when such roads are located in areas with steep slopes, agricultural resources, or biological resources as determined by the *County's* Initial Study Assessment Guidelines. When required, new *access roads* shall be designed to meet standards established by the Public Works Agency and the Ventura County Fire Protection District.

Article 7, Section 8107-45.10.3 – Facility Modifications Subject to a Minor or Major Modification, of the Ventura County Ordinance Code, pertaining to wireless communication facilities, is hereby amended to read as follows:

Sec. 8107-45.10.3 – Facility Modifications Subject to a Minor or Major Modification
Modifications to an existing *wireless communication facility* shall be processed as either a Minor or Major Modification pursuant to Section 8111-6 of this Chapter, if the proposed *modification* cannot be processed as a Zoning Clearance (see Section 8107-45.10.1) or Permit Adjustment (see Section 8107-45.10.2).

Article 7, Section 8107-45.12(a) – Permit Time Extensions, of the Ventura County Ordinance Code, pertaining to wireless communication facilities, is hereby amended to read as follows:

Sec. 8107-45.12 – Permit Time Extensions

- a. **Time Extensions for Conditional Use Permits (CUP):** All permit time extension requests shall be processed as a Minor Modification or Major Modification pursuant to Section 8111-6

of this Chapter. No permit time extension for a *wireless communication facility* shall be issued for a period that exceeds 10 years.

ARTICLE 7 – URBAN PARKS

Article 7, Section 8107-48.2.2 – Urban Park Design Standards, of the Ventura County Ordinance Code, pertaining to urban parks, is hereby amended to read as follows:

Sec. 8107-48.2.2 – Urban Park Design Standards

Urban parks shall comply with all applicable design standards set forth in this Section 8107-48.2.2.

a. Setbacks:

For the purposes of this section, *urban park uses* shall include, but are not limited to, sports or *athletic fields* or courts, non-motorized vehicle tracks or courses, playgrounds, etc.

- (1) With the exception of the prescribed *setbacks* included in this Section 8107-48.2.2(a), *urban park uses* shall be located near *urban park* boundaries and be visible from the public right of way, internal *driveway*, and/or *parking area* to maximize visibility for security and accessibility for the public.
- (2) *Urban park uses*, other than playgrounds, on lots greater than 1.5 acres shall be:
 - i. *Setback* at least 15 feet from the public right of way; and
 - ii. *Setback* at least 25 feet from noise sensitive *uses*, as defined in the *General Plan*.
- (3) *Playgrounds* shall be *setback* at least:
 - i. 25 feet from the public right of way; however, the required *setback* may be reduced to 10 feet if more than 50 percent of the playground is surrounded by a 3-foot high wall or *see-through fence*; and
 - ii. 15 feet from adjacent *urban parks uses* and *outdoor recreational facilities*.
- (4) A low berm, landscape buffer, wall and/or transparent *fence* can be included within the *setback* area, where appropriate, provided it does not exceed 3 feet in *height*.
- (5) For purposes of Section 8107-48.2.2(a)(2), *setbacks* for *urban park uses* and *outdoor recreational facilities* other than playgrounds shall be measured to the edge of the nearest sideline, field perimeter, or *athletic field* seating.
- (6) For purposes of Section 8107-48.2.2(a)(3), *setback* distances for *playgrounds* shall be measured from the edge of the playground (inclusive of the playground area surface).
- (7) Any *structure* or *use* not described in this Section 8107-48.2.2(a) shall adhere to the underlying zone's *setback* requirements.

b. Safety:

- (1) *Urban parks* shall be designed for safety and to help reduce the incidence and fear of crime through well-defined user areas and by features that physically separate *urban park* users from potential conflicting *uses*, such as separating a playground from a roadway, through one or more of the following methods:
 - i. Natural surveillance (e.g., placement of physical features, activities, lights and gathering areas to maximize visibility).
 - ii. Access control (e.g., placement of walkways, *fences*, landscaping, gates, walls and lighting to guide visitors to the entrance or exit and discourage access to dark or unmonitored areas).

- iii. Maintenance (e.g., clean and well-kept conditions, and removal, repair, replacement of damaged, broken, or vandalized facilities).
- (2) *Urban parks* shall be designed to reduce risks to users from extreme temperatures and solar exposure by incorporating active and passive thermal reduction design including, but not limited to, orientation of facilities to be cooled by prevailing breezes, low heat retention materials and surfaces, and shaded seating areas and benches. Trees are encouraged on the perimeter, particularly around playgrounds and *athletic fields*, to provide natural shade and attenuate noise.
- (3) When feasible principal use building entrances should be accessed directly from, and face, the *public street*. The *building* entrances shall be no more than 250 feet away from the edge of a parking lot, inclusive of surrounding sidewalks.

Article 7, Section 8107-48.2.6 – Urban Parks Lighting, of the Ventura County Ordinance Code, pertaining to urban parks, is hereby amended to read as follows:

Sec. 8107-48.2.6 – Urban Parks Lighting

- a. **Lighting Design:** The lighting design shall be consistent with the purpose of this section 8107-48.2.6 and minimize the effects of *light trespass* on the surrounding environment.
- b. **Outdoor Lighting:** All light poles and *outdoor lighting*/luminaires shall be consistent with the following standards:
 - (1) All *outdoor luminaires* shall be fully shielded, directed downward, and installed and maintained in such a manner to avoid *light trespass* beyond the *lot line* in excess of those amounts set forth in Section 8107-48.2.6(e) below. Lights at *building* entrances and under-eave lights, may be partially shielded.
 - (2) All *outdoor luminaires*, other than *essential luminaires*, shall be turned off or allowed to automatically dim from 10:00 p.m., or when people are no longer present in exterior areas being illuminated, or the close of business hours, whichever is latest, until sunrise, unless otherwise allowed by the *decision-making authority*.
 - (3) All light pole standards within or near a playing area that are not protected by a *fence* should have pole pads that are at least 3 to 6 inches thick by at least 6 feet high as measured from the *grade*.
- c. **Security Lighting:**
 - (1) *Outdoor luminaires* used for *security lighting* shall not exceed a maximum output of 2,600 *lumens* per luminaire.
 - (2) Where the light output exceeds 850 *lumens*, motion sensors with timers programmed to turn off the light(s) no more than 10 minutes after activation must be used between 10:00 p.m. and sunrise. Restroom and *building* entrance lighting are exempt from timer or motion activation limits.
 - (3) Where security cameras are used in conjunction with *security lighting*, the lighting color may exceed 3,000 *Kelvin* but shall be the minimum necessary for effective operation of the security camera.
 - (4) Lights shall be present outside restrooms, at *building* entrances, and along primary circulation routes and pathways.
- d. **Parking Area Lighting:** Lighting provided for *parking areas* shall be consistent with Section 8108-5.12 of this Chapter.

e. **Outdoor Recreational Facility Lighting:**

- (1) *Outdoor recreational facility* lighting may exceed 850 *lumens* and 3,000 *Kelvin* per luminaire. Lighting levels for these facilities shall not exceed those recommended in the lighting handbook entitled "Recommended Practice: Lighting Sports and Recreational Areas" available online, and as may be amended, by the Illuminating Engineering Society of North America (IESNA) for the class of play (Sports Class I, II, III or IV).
- (2) In cases where *fully-shielded luminaires* would cause impairment to the visibility required for the intended recreational activity, *partially-shielded luminaires* and *directional lighting* methods may be utilized to reduce *light pollution*, *glare* and *light trespass*.
- (3) The lighting design (including *lumens*, *Kelvin*, etc.) shall be prepared by a qualifying engineer, architect or landscape architect in conformance with this Section 8107-48.2.6.
- (4) With the exception of *security lighting* as specified in Section 8107-48.2.6(c), and *parking area* lighting as specified in Section 8108-5.12, organized league events at *outdoor recreational facilities* shall not be illuminated between 10:00 p.m. and sunrise, except to complete a recreational event or activity that is in progress as of 10:00 p.m.
- (5) With the exception of *security lighting* as specified in Section 8107-48.2.6(c), and *parking area* lighting as specified in Section 8108-5.12, casual use of *outdoor recreational facilities* between dusk and 10:00 p.m., if allowed, shall be activated by a timer switch. For example, basketball or tennis courts would be lit independently through a timer switch activated by an "on" button. Lights shall not be allowed to be turned on between 10:00 p.m. and dawn.

f. **Allowable Light Trespass:**

Outdoor lighting shall not exceed the Quantitative *Light Trespass* Limits shown in Table 1 below, measured from the property line illuminated by the light source, whenever the project *site abuts* one or more of the specified zones in Table 1. If the project *site abuts* more than one of the specified zones in Table 1, the more restrictive standard shall apply. For example, if a project *site abuts* both a single-family residential zone and a multifamily residential zone, the *light trespass* limit shall be 0.1 *foot-candles* at the property line.

Table 1
(Section 8107-48.2.6(f))
Quantitative Light Trespass Limits, by Zone

Open Space, Agriculture and Special Purpose Zones (such as OS, AE, TP) and Rural Residential and Single-family/Two-family Residential Zones (such as RA, RE, RO, R1, R2)	
Horizontal-plane limit	0.1 <i>foot-candles</i> at property lines
Vertical-plane limit	
Multifamily Residential Zones (such as RPD)	
Horizontal-plane limit	0.2 <i>foot-candles</i> at property lines
Vertical-plane limit	

g. **Height Standards for Luminaires:**

- (1) *Luminaires* affixed to *structures* for the purpose of lighting *outdoor recreational facilities* (such as for equestrian arenas, batting cages, tennis courts, basketball

courts, etc.) shall not be mounted higher than 15 feet above the finished *grade*. In cases where *luminaires* are affixed to *fences*, the top of the fixture shall not be higher than the *height* of the *fence*.

- (2) Freestanding *light fixtures* used to light walkways, *driveways*, or hardscaping shall utilize *luminaires* that are no higher than 2 feet above finished *grade*.
- (3) All other freestanding *light fixtures* shall not be higher than 20 feet above finished *grade*, unless specifically authorized by a discretionary permit granted under this Chapter.

h. In the case of conflicting *height* standards for luminaries, the more restrictive standard shall apply.

Article 7, Section 8107-48.4 – Requirements for Urban Park Dedications, Section 8107-48.4.1 – Confirmation of Intent to Accept the Dedication, and Section 8107-48.4.2 – Acquisition and Improvement Agreement, of the Ventura County Ordinance Code, are hereby amended to read as follows:

Sec. 8107-48.4 – Requirements for Urban Park Dedications

Any *urban park* that is to be dedicated to the County of Ventura or any other public entity for park and recreational purposes shall comply with the following requirements:

Sec. 8107-48.4.1 – Confirmation of Intent to Accept the Dedication

The County of Ventura or public entity, as applicable, shall confirm in writing its intent to accept the dedication of the proposed *urban park* at the time of application submittal.

Sec. 8107-48.4.2 – Acquisition and Improvement Agreement

The *applicant* shall provide a draft Acquisition and Improvement Agreement or equivalent binding legal agreement or mechanism approved by the *County* or other public entity, as applicable, at the time of application submittal. The Acquisition and Improvement Agreement shall include a project description, establish a timeline for completion of the *urban park*, outdoor recreation facilities, and/or *gymnasium* construction and identify the dates for transfer of title to the public entity. The amount of annual operation and maintenance costs shall be included in the Acquisition and Improvement Agreement.

Article 7, Section 8107-48.4.3– Urban Parks Dedicated to the County of Ventura, of the Ventura County Ordinance Code, is hereby added to read as follows:

Sec. 8107-48.4.3 – Urban Parks Dedicated to the County of Ventura

Upon dedication of an *urban park* to the County of Ventura, the regulations under this Chapter and the conditions of the approved land use *entitlement* for the *urban park* are no longer applicable pursuant to Section 8101-2.1.2 of this Chapter.

Article 7, Section 8107-48.5 – Requirements for Privately-Owned and Maintained Urban Parks, Section 8107-48.5.1 – Maintenance Plan, Section 8107-48.5.2 – Funding, and Section 8107-48.5.3 – Liability Insurance, of the Ventura County Ordinance Code, are hereby amended to read as follows:

Sec. 8107-48.5 – Requirements for Privately-Owned and Maintained Urban Parks

- a. The *applicant* shall provide a maintenance plan to ensure that the *urban park* is maintained in a neat and orderly manner so as not to create blight, hazardous, or nuisance conditions. The plan shall be consistent with the project description and all other applicable zoning standards.
- b. The *applicant* shall demonstrate sufficient funding sources for physical maintenance of the *urban park*.

Article 7, Section 8107-48.6 – Requirements for Privately Owned Urban Park Maintained by a Public Entity, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-48.6 – Privately Owned Urban Park Maintained by a Public Entity

If an *urban park* is to be dedicated to a public entity other than the County of Ventura, a legally binding agreement or mechanism shall be established prior to the completion of the *urban park* and the transfer of its maintenance to such an entity. This agreement shall be in keeping with the purpose of the *urban park* pursuant to Section 8107-48.

Article 7, Section 8107-48.7 – Requirements for Privately Owned Urban Park Maintained by a Public Entity, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-48.7– Decision-Making Authority to Waive Standards and Requirements

If any of the standards and requirements of Sections 8107-48.2 cannot be met due to factors such as *parcel* size, unusual *site* conditions, or factors that would unduly serve as a prohibition on the establishment of an *urban park*, the *decision-making authority* may waive or modify such standards and requirements. A written explanation by the *applicant* or designee shall be required to describe how the proposed project meets the standards and intent of the development standards and requirements.

ARTICLE 7 – LOCALLY GROWN FOOD PROCESSING FACILITIES

Article 7, Section 8107-50– Locally Grown Food Processing Facilities, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8107-50 – Reserved for Future Use

Section 8

**ARTICLE 8:
PARKING AND LOADING REQUIREMENTS**

Article 8, Section 8108-1.2.1 – Changes to or Expansions of Existing Land Uses That Do Not Require Additional Motor Vehicle Parking Spaces and Section 8108-1.2.2 – Changes to or Expansions of Existing Land Uses That Require Additional Motor Vehicle Parking Spaces, of the Ventura County Ordinance Code, pertaining to parking and loading requirements, are hereby amended to read as follows:

Sec. 8108-1.2.1 – Changes to or Expansions of Existing Land Uses That Do Not Require Additional Motor Vehicle Parking Spaces

When a change to or *expansion* of a land *use* does not require additional motor vehicle parking spaces per Section 8108-1.2 above, modifications to the existing parking spaces or *parking area* are not required, except that any required *short-term bicycle parking* shall be installed.

Sec. 8108-1.2.2 – Changes to or Expansions of Existing Land Uses That Require Additional Motor Vehicle Parking Spaces

- a. Land Uses that Meet Current Motor Vehicle Parking Space Requirements. Land *uses* that require additional motor vehicle parking spaces per Section 8108-1.2 above, and that meet the requirements in Section 8108-4.7 below for number of motor vehicle parking spaces, shall comply with the provisions of this Article as follows:

- (1) For land *uses* with 52 or fewer existing motor vehicle parking spaces, and when four or fewer new motor vehicle parking spaces are required, only the additional required motor vehicle parking spaces are required to comply with all the provisions of this Article. In addition, *short-term bicycle parking* requirements shall be met.
 - (2) For land *uses* with 52 or fewer existing motor vehicle parking spaces, and when five or more new motor vehicle parking spaces are required, all provisions of this Article shall be met for the new and existing parking spaces and/or *parking area*.
 - (3) For land *uses* with 53 or more existing motor vehicle parking spaces, and when the number of additional motor vehicle parking spaces required is 9 percent or less of the existing number of motor vehicle parking spaces, only the additional required spaces are required to comply with all the provisions of this Article. In addition, *short-term bicycle parking* requirements shall be met.
 - (4) For land *uses* with 53 or more existing motor vehicle parking spaces, and when the number of additional motor vehicle parking spaces required is 10 percent or more of the existing number of motor vehicle parking, all provisions of this Article shall be met for the entire *parking area*.
- b. Land Uses that Do Not Meet Current Motor Vehicle Parking Space Requirements. Land *uses* that require additional motor vehicle parking spaces per Section 8108-1.2 above, and that do not meet the requirements in Section 8108-4.7 below for number of motor vehicle spaces, shall provide the additional motor vehicle parking spaces required by the change or *expansion*, and meet all other provisions of this Article for the new and existing parking spaces and/or *parking area*.
- (1) Exception: A *single-family dwelling* or *two-family dwelling* that does not meet current parking requirements for number of motor vehicle spaces may be expanded if all of the following conditions exist:
 - i. The *dwelling* has at least one motor vehicle parking space; and
 - ii. The existing *lot* configuration does not allow for a second space or does not allow for access to a second space; and
 - iii. The *driveway* provides a minimum of 20 feet from the property line to the existing covered space that can be utilized as a parking space; and
 - iv. The proposed addition otherwise conforms to the provisions of this Chapter.

If the *gross floor area* of the *dwelling*, including the expansion but excluding garage space, will be 1,000 square feet or less, then compliance with Section 8108-1.2.2(b)(1)(i) and (b)(1)(iii) above is not required.

Article 8, Section 8108-2 – Authority of Planning Director to Modify or Waive Requirements, of the Ventura County Ordinance Code, pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-2 – Modifications or Waivers of Requirements of this Article

The *decision-making authority* may waive or modify the requirements of this Article 8 as indicated herein, but only if such modifications or waivers are supported by written findings of fact in the final project approval letter showing how the modification or waiver of parking or loading requirements for the particular project meets all of the following:

- a. Is consistent with the purposes of this Article 8; and

- b. Will not adversely affect existing or potential land *uses* adjoining, or in the general vicinity of, the project site; and
- c. Is supported by substantial evidence in light of the whole record before the *decision-making authority*.

In instances where the *Planning Director* is not the *decision-making authority*, the *Planning Director* shall make a recommendation, supported by written findings of fact and consistent with subsections (a), (b) and (c), above, to the appropriate *decision-making authority*.

Article 8, Section 8108-3.2 – Maintenance, of the Ventura County Ordinance Code, under Section 8108-3 (General Requirements) pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-3.2 – Maintenance

The *permittee* and property owner shall ensure that required parking and loading areas and associated facilities are permanently maintain in good condition as determined by the *Planning Director* and in compliance with permit conditions. This maintenance requirement includes, but is not limited to, curbs, directional markings, accessible parking symbols, screening, pavement, signs, striping, lighting fixtures, landscaping, and trash and recyclables receptacles.

Article 8, Section 8108-3.3.1 – Off-site Parking, of the Ventura County Ordinance Code, pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-3.3 – Proximity to Land Use

Required parking spaces shall be located on the same site as the *building* or land *use* they serve or off-site pursuant to Section 8108-3.3.1 below.

Sec. 8108-3.3.1 – Off-site Parking

Off-site parking for non-residential land *uses* may be provided at a site remote from the land *use* if all of the following conditions can be met:

- a. The *off-site parking area* is located within 500 feet of the land *use* to be served. The distance from the *off-site parking area* to the land *use* to be served shall be measured along a sidewalk or other pedestrian pathway from the nearest *off-site parking* space to the nearest public entrance to the *building*.
 - (1) Waivers/Modifications of Off-site Parking Requirements: The *decision-making authority* may approve the provision of off-street parking spaces at a site more than 500 feet from the land *use* to be served if the *applicant* can demonstrate to the *decision-making authority* that such *off-site parking* will actually be used as intended. Evidence of this may be the provision of shuttle or valet service between the *parking area* and the land *use* to be served, or similar arrangements.
- b. The *applicant* provides documentation demonstrating that the *off-site parking area* is capable of meeting parking demand for both the land *use* to be served and any other land *uses* that may utilize the *off-site parking area*.
- c. The *off-site parking area* meets the design standards of Section 8108-5 below.
- d. The *off-site parking area* can be accessed easily from the primary land *use* and does not expose pedestrians to hazardous traffic safety conditions or create a traffic hazard.
- e. The number of *off-site parking* spaces assigned to the property to be served does not exceed the allowed number of parking spaces for the land *use*.

Article 8, Section 8108-3.3.2 – Off-site Parking Agreements, of the Ventura County Ordinance Code, pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-3.3.2 – Off-site Parking Agreements

The following requirements shall apply whenever the motor vehicle parking required by this Article 8 is not located on the same site as the land *use* it serves.

- a. If the *lot* or part of a *lot* on which the parking is provided is under the same ownership as the subject *lot*, it shall be legally encumbered by a recorded parking agreement or similar instrument to ensure continued use of the *lot* or part of a *lot* for motor vehicle parking. The parking agreement shall be recorded with the County Recorder so that it appears on the subject property's title. The parking agreement shall include the following provisions:
 - (1) The *County* shall be named as the beneficiary of the parking agreement.
 - (2) The parking agreement may not be released or terminated without the prior notice and written consent of the *Planning Director*.
 - (3) The parking agreement shall include the persons and addresses of the other land *uses* sharing the parking.
 - (4) The parking agreement shall include the location and number of parking spaces that are being shared.
- b. If the *lot* designated for *off-site parking* is under different ownership from the subject *lot*, a legal contract or similar instrument between the property owners is required to evidence the existence of a contractual right to use the *lot* as an *off-site parking area*. Any such contract shall provide for and assign the responsibility for operating and maintaining the facility to the applicable party. The contract shall contain a provision that indemnifies and holds the *County* harmless from any and all claims or damages relating to the operation or maintenance of the *parking area*. The *County* shall be named as an intended third-party beneficiary to the contract.
- c. The owner of the property shall place and maintain permanent, weatherproof *signs* providing clear and easy-to-follow directions for *access* to and from the *off-site parking* location.
 - (1) There shall be one *sign* at each site or *parking area* entrance. The *signs* may be placed at *building* entrances or other appropriate locations if it is demonstrated that such placement would provide superior information to parking users.
 - (2) Information on the *signs* shall be readable by a person seated in a vehicle at the nearest *driveway*. Use of graphics (e.g., maps and arrows) is encouraged to supplement written directions.
 - (3) *Signs* shall be placed and designed pursuant to the provisions of Article 10 of this Chapter and are subject to approval by the *decision-making authority*.

Article 8, Section 8108-4.1 – Calculation of Required Parking, of the Ventura County Ordinance Code, under the main heading of Section 8108-4 (Number of Parking Spaces Required) pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-4 – Number of Parking Spaces Required

Sec. 8108-4.1 – Calculation of Required Parking

- a. Except as otherwise provided, when calculating the number of required parking spaces results in a fraction, such fractions shall be rounded to whole numbers pursuant to Section 8101-4.8 of this Chapter.
- b. When calculating required parking spaces based on *gross floor area* or sales and display area, areas used for parking are not included.

- c. Motor vehicle parking requirements may be increased or decreased by 10 percent from the basic rates shown in Section 8108-4.7 – Table of Parking Space Requirements by Land Use, but this adjustment shall be used only once. Determining whether additional parking spaces are required for a change to a land use involves comparing the parking spaces required for the proposed use with the parking spaces required for the current use.
- d. Whenever requirements (e.g., bicycle or carpool parking spaces) are based upon the number of motor vehicle spaces, these shall be calculated based on the number of required motor vehicle spaces before any subtraction of spaces has occurred for provision of motorcycle spaces, and after any adjustments pursuant to Section 8108-4.8 below.
- e. When the number of required parking spaces for motor vehicles or bicycles is calculated based upon the number of employees or students, and the number of employees or students is not known at the time of permit application, the *decision-making authority* shall determine the parking requirements based upon the *gross floor area*, type of land use, or other appropriate factors. The number of employees shall mean the number of employees on the largest shift and the number of students shall mean the maximum number of students expected on site at any one time.
- f. When the number of required parking spaces is calculated based upon the number of seats and seats are provided by benches or the like, 2 feet shall be considered one seat.
- g. When there are two or more separate primary land uses on a site, the required number and type of off-street parking spaces shall be the sum of the requirements for the various individual land uses, unless otherwise provided for in Section 8108-4.6 below.
- h. *Mechanical parking lifts* may be used to meet motor vehicle parking requirements.

Article 8, Section 8108-4.2 – Motorcycle Parking, of the Ventura County Ordinance Code, under the main heading of Section 8108-4 (Number of Parking Spaces Required) pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-4.2 – Motorcycle Parking

For every 20 motor vehicle parking spaces provided, at least one designated parking space shall be provided for motorcycles or other two-wheeled motor vehicles. Each motorcycle parking space may count toward fulfilling one required motor vehicle parking space. Existing parking spaces may be converted to motorcycle parking to take advantage of this provision, as long as the number of converted parking spaces does not exceed one motorcycle parking space per 20 motor vehicle parking spaces. The *decision-making authority* may allow certain uses that require additional motorcycle parking to convert excess motor vehicle parking spaces to motorcycle parking spaces provided that the converted spaces are designed to be easily converted back to motor vehicle parking spaces, if needed.

Article 8, Section 8108-4.3 – Bicycle Parking, of the Ventura County Ordinance Code, under the main heading of Section 8108-4 (Number of Parking Spaces Required) pertaining to parking and loading requirements is hereby amended to read as follows:

Sec. 8108-4.3 – Bicycle Parking

A minimum number of bicycle parking spaces shall be provided, as set forth in Section 8108-4.7 below. Where there are two or more separate primary land uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for each of the individual land uses.

Article 8, Section 8108-4.3.1 – Planning Director Waivers/Modifications, of the Ventura County Ordinance Code, under the main heading of Section 8108-4 (Number of Parking Spaces Required) pertaining to bicycle parking requirements, is hereby amended to read as follows:

Sec. 8108-4.3.1 – Waivers/Modifications of Bicycle Parking Space Requirements

In accordance with Section 8108-2, the *decision-making authority* may reduce or defer the required number of bicycle parking spaces under certain circumstances. A reduction may be

granted if the applicant demonstrates that providing the required bicycle parking spaces is impractical due to the project's location or the nature of the land *use*. Alternatively, the *decision-making authority* may defer the requirement for bicycle parking spaces if the property owner agrees to an enforceable commitment to provide such spaces as needed in the future, which must be included as a condition of the subject permit.

Article 8, Section 8108-4.5 – Carpool Parking, of the Ventura County Ordinance Code, under the main heading of Section 8108-4 (Number of Parking Spaces Required) pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-4.5 – Carpool Parking

The requirement to provide carpool parking spaces is intended to encourage carpooling, but should not result in parking spaces that consistently go unused.

- a. Number of Spaces: For all land *uses*, one carpool or vanpool parking space shall be provided for every 35 employees employed at the site. Carpool or vanpool parking spaces shall be reserved until 1 hour after the employees' work shift begins, after which they may be open to single-occupancy vehicles. In addition, for professional, vocational, art and craft schools, colleges, universities and the like, one out of every 25 student parking spaces on a site shall be reserved for carpool or vanpool parking at all times. This requirement does not preclude designation of more than the minimum required number of carpool spaces.
- b. Signs: Signs shall be posted clearly indicating carpool and vanpool restrictions.
- c. Waivers/Modifications of Carpool Parking Requirements: In accordance with Section 8108-2, the carpool parking requirements may be waived or modified by the *decision-making authority* when the *applicant* demonstrates that the nature of the land *use* precludes carpooling.

Article 8, Section 8108-4.6 – Shared Parking, of the Ventura County Ordinance Code, under the main heading of Section 8108-4 (Number of Parking Spaces Required) pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-4.6 – Shared Parking

Shared use of required motor vehicle parking spaces is permitted when two or more land *uses* on the same or separate sites have different peak parking demands.

To approve shared parking, an analysis must be provided that demonstrates the feasibility of sharing parking spaces. The analysis shall include:

- a. An authoritative methodology for calculating parking demand;
- b. Hour-by-hour documentation of parking demand for each land *use*;
- c. A showing that peak parking demands occur at different times; and
- d. A demonstration that the parking area will be sufficient to meet the anticipated demands of all land *uses*.

To ensure continued availability of shared parking spaces, the *lot* or portion of the *lot* where parking is provided must be subject to a reciprocal parking agreement or similar instrument. If shared parking is located off-site, the requirements of Section 8108-3.3.2 must also be met.

Article 8, Section 8108-4.7 – Table of Parking Space Requirements by Land Use, of the Ventura County Ordinance Code, under the main heading of Section 8108-4 (Number of Parking Spaces Required) pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-4.7 – Table of Parking Space Requirements by Land Use

The table below indicates the number of required off-street motor vehicle and bicycle parking spaces that shall be provided for various land *uses*, including the following standards:

- a. For non-residential land *uses* the number of motor vehicle parking spaces set forth in the table, plus or minus 10 percent of the total, represents the minimum required and the maximum allowed number of spaces, unless varied pursuant to Section 8108-4.8 below.
- b. For residential land *uses* the number of motor vehicle parking spaces set forth in the table represents the minimum required number of spaces, unless varied pursuant to Section 8108-4.8 below.
- c. The number of motor vehicle parking spaces required in this section is intended to address the needs of residents, students, employees, and regular users of an establishment. The number is not intended to reflect the need for parking large delivery trucks, vans or buses; storage of vehicle inventory; or other specialty parking needs related to the operation of specific land *uses*.
- d. The designated *decision-making authority* may determine the parking space requirements for any land *use* not explicitly listed in the table below. In making this determination, the *decision-making authority* shall consider the requirements for the most comparable land *use* and apply them accordingly.

Table of Parking Space Requirements by Land Use

LAND USE	MOTOR VEHICLE SPACES REQUIRED ¹	BICYCLE SPACES REQUIRED (ST: <i>Short-term bicycle parking spaces</i> ; LT: <i>Long-term bicycle parking spaces</i>)
AGRICULTURAL LAND USES		
<i>Buildings for the Packing or Processing of Agricultural Products</i>	1 space per 500 sq. ft. of GFA.	
<i>Agricultural Contractor Service and Storage Yards and Buildings</i>	As determined by <i>decision-making authority</i> .	
<i>Agricultural Sales Facilities</i>		
Small	Minimum of 3 spaces.	
Large	1 space per 250 sq. ft. of GFA.	ST: Minimum of 2 spaces.
Wholesale Nurseries for Propagation	Minimum of 3 spaces; plus additional as determined by <i>decision-making authority</i> .	LT: 1 space per 25 employees.
Greenhouses and Hothouses	2 spaces per acre, plus spaces required for associated offices or retail; minimum of 3 spaces. Or as determined by <i>decision-making authority</i> .	LT: 1 space per 30 employees.
Agricultural Uses not Otherwise Listed	As determined by <i>decision-making authority</i> .	As determined by <i>decision-making authority</i> .

LAND USE	MOTOR VEHICLE SPACES REQUIRED¹	BICYCLE SPACES REQUIRED (ST: <i>Short-term bicycle parking spaces</i> ; LT: <i>Long-term bicycle parking spaces</i>)
COMMERCIAL AND INSTITUTIONAL LAND USES	MOTOR VEHICLE SPACES REQUIRED¹	BICYCLE SPACES REQUIRED
<i>Assembly Uses</i>	First 3,000 sq. ft. of GFA – 1 space per 125 sq. ft.; plus Over 3001 sq. ft. of GFA – 1 space per 550 sq. ft.; plus Auditorium or main assembly room – 1 space per 70 sq. ft. of GFA; plus spaces as needed for <i>accessory uses</i> – as determined by <i>decision-making authority</i> (offices and classrooms shall be calculated separately based on the applicable requirements below).	ST: 10% of required motor vehicle spaces.
Automobile Repairing	1 space per 250 sq. ft. of GFA for office or retail space. Service bays, workstations and vehicle storage shall not be counted toward meeting the motor vehicle parking space requirements.	LT: 1 space per 25 employees. ST: 3% of required motor vehicle spaces.
<i>Automobile Service Stations</i>		
Without Retail	1 space. Fueling stations shall not be counted toward meeting the motor vehicle parking space requirements.	ST: 3% of required motor vehicle spaces; minimum of 1.
With Retail	1 space, plus 1 space per 250 GFA of retail use. Fueling stations shall not be counted toward meeting the motor vehicle parking space requirements.	ST: 3% of required motor vehicle spaces; minimum of 1.
Banks and Financial Institutions	1 space per 250 sq. ft. of GFA.	LT: 1 space per 30 employees. ST: 5% of required motor vehicle spaces.
Bars, Taverns and Nightclubs	See " <i>Retail Trade, Eating Establishments</i> " in this Table.	See " <i>Retail Trade, Eating Establishments</i> " in this Table.

COMMERCIAL AND INSTITUTIONAL LAND USES	MOTOR VEHICLE SPACES REQUIRED¹	BICYCLE SPACES REQUIRED
Bowling Alleys	3 spaces per bowling lane.	LT: 1 space per 25 employees. ST: 8% of required motor vehicle spaces.
<i>Camps and Retreats</i>	As determined by <i>decision-making authority</i> .	As determined by <i>decision-making authority</i> .
<i>Campgrounds</i>	1 space per campsite or table, plus 2 spaces per 25 campsites, plus spaces required for any <i>accessory uses</i> .	As determined by <i>decision-making authority</i> .
Car Washes	As determined by <i>decision-making authority</i> .	LT: 1 space per 25 employees.
Community Centers	See <i>Assembly Uses</i> .	See <i>Assembly Uses</i> .
<i>Education and Training</i>		
Elementary and Middle School	1 space per 8 students of planned capacity.	LT: 1 space per 30 employees. ST: 1 space (gated) per 12 students, above first grade, of planned capacity.
High Schools	1 space per 4 students of planned capacity.	LT: 1 space per 30 employees. ST: 1 space (gated) per 16 students of planned capacity.
Boarding Schools	As determined by <i>decision-making authority</i> .	As determined by <i>decision-making authority</i> .
<i>Professional, Vocational, Art and Craft Schools, and the Like</i>	1 space per 4 students of planned capacity.	LT: 1 space per 30 employees. ST: 8% of required vehicle spaces.
Colleges and Universities	1 space per 4 students of planned capacity.	LT: 1 space per 30 employees plus 1 space per dormitory unit. ST: 10% of required vehicle spaces.
Golf Courses and Driving Ranges		
Golf Course	3 spaces per hole.	LT: 1 space per 25 employees. ST: 2% of required motor vehicle spaces.
Driving Range	1 space per tee.	
Commercial Use	1 space per 300 sq. ft. of GFA.	
Drinking or <i>Eating Establishment</i>	See " <i>Retail Trade, Eating Establishments</i> " in this Table.	
<i>Gymnasiums, Health Clubs, Spas, and Similar Land Uses (does not apply to gymnasiums associated with schools or institutions)</i>	1 space per 250 sq. ft. of GFA.	LT: 1 space per 25 employees. ST: 10% of required motor vehicle spaces.

COMMERCIAL AND INSTITUTIONAL LAND USES	MOTOR VEHICLE SPACES REQUIRED¹	BICYCLE SPACES REQUIRED
Lodging		
Hotels, <i>Motels</i> , and Similar Uses	1 space per unit, plus 1 additional space per 20 units.	LT: 1 space per 25 employees. ST: 1 space per 1,000 sq. ft. of GFA of banquet and meeting room space; minimum of 2 spaces.
<i>Bed-and-Breakfast Inns</i> and Similar Land Uses, Having Sleeping Rooms or Areas	Spaces required for the <i>dwelling</i> , plus 1 space per rented room.	ST: 2 spaces.
Libraries	1 space per 300 sq. ft. of GFA.	LT: 1 space per 25 employees. ST: 8% of required motor vehicle spaces.
Health Services		
Hospitals	2.5 spaces per bed.	LT: 1 space per 25 employees. ST: 3% of required motor vehicle spaces.
<i>Residential Care Facility</i> (7 or more persons)	0.5 spaces per bed.	LT: 1 space per 15 residents (not required if the care facility is for people unable to use bicycles, such as convalescents or the physically disabled) and 1 space per 25 employees (enclosed garages/storage lockers are acceptable) . ST: 1 space per 20 residents.
<i>Intermediate Care Facilities</i>	1 space per bed.	LT: 1 space per 25 employees. ST: 3% of required motor vehicle spaces.
Offices: Medical, Health Clinic, Dental	1 space per 200 sq. ft. of GFA.	LT: 3% of required motor vehicle spaces or 1 space per 30 employees (as determined appropriate by <i>decision-making authority</i>). ST: 3% of required motor vehicle spaces; minimum of 1 space.
Museums, Art Galleries	As determined by <i>decision-making authority</i> .	LT: 1 space per 25 employees. ST: 6% of required motor vehicle spaces.
Offices: Business, Professional and Administrative (excluding Health Offices)	1 space per 300 sq. ft. of GFA.	LT: 3% of required motor vehicle spaces or 1 space per 30 employees (as appropriate per <i>Planning Director</i>) . ST: 3% of required motor vehicle spaces.

COMMERCIAL AND INSTITUTIONAL LAND USES	MOTOR VEHICLE SPACES REQUIRED¹	BICYCLE SPACES REQUIRED
<i>Parking Facilities</i>		ST: 5% of required motor vehicle spaces.
<i>Parks, Natural and Urban</i>		
Without <i>Buildings</i>	Minimum of 5 spaces. If gross acreage of the park is less than 1.0-acre, then no motor vehicle parking is required.	ST: 10% of required motor vehicle spaces. If no vehicle parking is required, then the number of spaces shall be determined by the <i>decision-making authority</i> .
Principal <i>Buildings</i> open to the public	Minimum of 5 spaces, plus 1 space per 300 sq. ft. of GFA.	
Without <i>Athletic Fields</i>	As determined by <i>decision-making authority</i> .	
With <i>Athletic Fields</i>	1 parking space per 3,000 sq. ft. of field area, plus 1 space per 6 linear feet of seating area; minimum of 20 spaces.	
Public Service/Utility Facility Land Uses (Electrical Substations, Pump Stations, etc.) and Public Utility <i>Buildings</i>		
Offices	1 space per 300 sq. ft. of GFA.	LT: 1 space per 30 employees.
Other <i>Buildings</i> or Land <i>Uses</i>	As determined by <i>decision-making authority</i> .	
Automated and Unattended	None	
Rental and Leasing of Durable Goods	1 space per 500 sq. ft. of sales or display area (excludes storage areas not used by the public), or as determined by <i>decision-making authority</i> .	
<i>Retail Trade</i> , Other Than Those Listed Below	1 space per 250 sq. ft. of GFA or as determined by <i>decision-making authority</i> .	As determined by <i>decision-making authority</i> .
<i>Eating Establishments</i>	Up to 5,000 sq. ft. of GFA: Either 1 space per 90 sq. ft. of GFA including outdoor customer dining area, or 1 space per 2.4 seats, as determined appropriate by the <i>decision-making authority</i> . Over 5,001 sq. ft. of GFA: Either 1 space per 145 sq. ft. of GFA including outdoor customer dining area, or 1 space per 3.2 seats, as determined appropriate by the <i>decision-making body authority</i> .	LT: 1 space per 25 employees. ST: 10% of required motor vehicle spaces.

COMMERCIAL AND INSTITUTIONAL LAND USES	MOTOR VEHICLE SPACES REQUIRED¹	BICYCLE SPACES REQUIRED
Feed Stores	1 space per 300 sq. ft. of sales or display area (excludes storage areas not used by the public), or as determined by <i>decision-making authority</i> .	
Furniture and Appliance Stores Handling Primarily Bulky Merchandise	1 space per 500 sq. ft. of sales or display area (excludes storage areas not used by the public), or as determined by <i>decision-making authority</i> .	LT: 1 space per 25 employees.
Grocery Stores	As determined by <i>decision-making authority</i> .	LT: 1 space per 25 employees. ST: 10% of required motor vehicle spaces.
Lumber and Building Materials Sales Yards	1 space per 550 sq. ft. of sales or display area (excludes storage areas not used by the public), or as determined by <i>decision-making authority</i> .	LT: 1 space per 25 employees. ST: 3% of required motor vehicle spaces.
Motor Vehicle, Mobilehome, Recreational Vehicle, and Boat Sales and Rental (includes Trailers)	As determined by <i>decision-making authority</i> .	LT: 1 space per 25 employees. ST: 3% of required motor vehicle spaces.
<i>Outdoor Sales and Services, Temporary</i>	As determined by <i>decision-making authority</i> .	
Nurseries, Retail	1 space per 550 sq. ft. of sales or display area (excludes storage areas not used by the public), or as determined by <i>decision-making authority</i> .	LT: 1 space per 25 employees. ST: 3% of required motor vehicle spaces.
Shopping Centers	As determined by <i>decision-making authority</i> .	LT: 1 space per 10,000 sq. ft. of GFA. ST: 1 space per 4,000 sq. ft. of GFA; minimum of 1 space within 100 ft. of each customer entrance.
<i>Recreational Vehicle (RV) Parks</i>	1 space per campsite or table, plus 2 spaces per 25 campsites, plus parking required for any <i>accessory uses</i> .	As determined by <i>decision-making authority</i> .
Theaters, Amphitheaters and Similar Spectator-type Enterprises and Establishments		
With Fixed Seats	1 space per 4 fixed seats.	LT: 1 space per 25 employees ST: 1 per 110 fixed seats; minimum of 4 spaces.
Without Fixed Seats	1 space per 4 persons of planned capacity.	LT: 1 space per 25 employees. ST: 1 per 75 persons of planned capacity; minimum of 4 spaces.

COMMERCIAL AND INSTITUTIONAL LAND USES	MOTOR VEHICLE SPACES REQUIRED¹	BICYCLE SPACES REQUIRED
Bus and Train Terminals	As determined by <i>decision-making authority</i> .	As determined by <i>decision-making authority</i> .
Veterinary Clinics	1 space per 200 sq. ft. of GFA.	LT: 1 space per 25 employees. ST: 2% of required motor vehicle spaces.
Commercial Land Uses Not Otherwise Listed	1 space per 250 sq. ft. of GFA or as determined by <i>decision-making authority</i> .	As determined by <i>decision-making authority</i> .
INDUSTRIAL LAND USES		
Laboratories; Research and Scientific	1 space per 250 sq. ft. of GFA.	LT: 1 space per 30 employees.
Manufacturing and Processing (includes slaughtering)	1 space per 500 sq. ft. of GFA.	LT: 1 space per 25 employees.
Self-Storage Facilities	Minimum of 2 spaces; plus additional as determined by <i>decision-making authority</i> .	
Warehousing (includes freight terminals)	1 space per 1,500 sq. ft. of GFA, plus spaces required for associated office space and loading bays.	LT: 1 per 60,000 sq. ft. of GFA or 1 per 25 employees (as appropriate per <i>Planning Director</i>) .
Waste Handling, Waste Disposal and Recycling Facilities	As determined by <i>decision-making authority</i> .	LT: 1 per 25 employees.
Industrial Land Uses Not Otherwise Listed	1 space per 500 sq. ft. of GFA.	LT: 1 per 25 employees.
RESIDENTIAL LAND USES	MINIMUM REQUIRED	BICYCLE SPACES REQUIRED
Single Room Occupancy (SRO) Units	1 space per unit, plus parking required for <i>single-family dwelling</i> unit.	LT: 1 space per 8 rented rooms (enclosed garages/storage lockers are acceptable) . ST: 1 space per 20 residents.
<i>Temporary Rental Units (TRU)</i>		
<i>Short-term Rentals and Homeshares</i>	See Sec. 8109-4.6.8.2.	
Superintendent/ <i>Caretaker Dwelling</i> or <i>Animal Caretaker</i> or <i>Farmworker Dwelling</i> Units	1 space for 1 bedroom or less. 2 spaces for 2-4 bedrooms. 3 spaces for 5 bedrooms.	
<i>Farmworker Housing Complexes</i>	See Section 8108-4.7.1.	
Group Quarters for Farmworkers	1 space for every 4 beds.	

COMMERCIAL AND INSTITUTIONAL LAND USES	MOTOR VEHICLE SPACES REQUIRED ¹	BICYCLE SPACES REQUIRED
<i>Emergency Shelter or Low Barrier Navigation Center</i>	A minimum of 1 space per employee in the largest shift, subject to Government Code section 65583(a)(4)(B)(ii).	
<i>Mobilehome Parks</i>		
Resident Parking	2 spaces per unit.	
Visitor Parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units, in addition to parking spaces required for residents.	
<i>Multifamily Dwellings</i>	See Sec. 8108-4.7.1.	
<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. 8107-1.7.4 or Sec. 8107-1.7.5(c)(1).	
<i>Junior Accessory Dwelling Units</i>	No parking is required for a <i>Junior Accessory Dwelling Unit</i> .	
<i>Single-Family and Two-Family Dwellings²</i>		
<i>1-4 Bedrooms (per unit)</i>	2 covered ³ spaces.	
<i>5 Bedrooms (per unit)</i>	3 spaces (2 shall be covered ³).	
<i>6 or More Bedrooms (per unit)</i>	4 spaces, (2 shall be covered ³).	

1. The minimum and the maximum allowed number of spaces is +/- 10 percent of the total derived from the table above for agricultural, commercial and institutional, and industrial land uses.
2. Replacement parking for the principal *dwelling unit*, 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 Sec. 8107-1.7.1(d) and Sec. 8107-1.7.2(h). (ORD. AM. 4519-2/27/18)
3. Except that on parcels larger than 1 acre located in OS, AE, RA, RE, RO, and TP Zones, required parking may be uncovered.

Article 8, Section 8108-4.7.1 - Table of Parking Space Requirements for Multifamily Dwelling Units, of the Ventura County Ordinance Code, under the main heading of Section 8108-4 (Number of Parking Spaces Required) pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-4.7.1 Table of Parking Space Requirements for Multifamily Housing Projects

Required parking spaces for multifamily housing projects, including, but not limited to, *multifamily dwellings* and *farmworker housing complexes*, shall be covered, except for the required visitor parking spaces. The number of required parking spaces depends upon both the number of bedrooms (i.e., living unit size) and whether parking spaces are assigned or unassigned, as indicated in the table below. Required parking spaces on *parcels* larger than 1 acre in the OS, AE, RA, RE, RO, and TP Zones are not required to be covered.

Multifamily Housing Living Unit Size	Required Covered Motor Vehicle Parking Spaces (per unit) by Type of Parking			Required Visitor Parking Spaces (per unit)
	No Assigned Parking	1 Assigned Space or 1- Car Garage	2 Assigned Spaces or 2- Car Garage	
Studio	1.0 space	1.33 spaces	2.0 spaces	0.25 spaces
One Bedroom	1.25 spaces	1.4 spaces	2 spaces	0.25 spaces
Two Bedrooms	1.5 spaces	1.7 spaces	2.2 spaces	0.25 spaces
Three or More Bedrooms	2.0 spaces	2.15 spaces	2.3 spaces	0.25 spaces
Each Additional Bedroom	0.20 space	0.20 space	0.20 space	

Article 8, Section 8108-4.8 - Adjustments to Number of Motor Vehicle Parking Spaces Required and Section 8108-4.8.1 - Reductions in Number of Motor Vehicle Parking Spaces Required, of the Ventura County Ordinance Code, under the main heading of Section 8108-4 (Number of Parking Spaces Required) pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-4.8 - Adjustments to Number of Motor Vehicle Parking Spaces Required

The *decision-making authority* may adjust the number of off-street parking spaces required in Section 8108-4.7 above by up to 20 percent for a particular project so that the parking supply of individual land *uses* better corresponds with actual parking demand, but only if such an adjustment to the required parking spaces is commensurate with the land *use's* demonstrated parking demand and pursuant to the requirements below.

Sec. 8108-4.8.1 –Reductions in Number of Motor Vehicle Parking Spaces Required

An *applicant* may use one or more of the following measures and approaches to justify a reduction in the number of required motor vehicle parking spaces. Additional justifications may be considered by the *decision-making authority*.

- a. Parking Study: *Applicant* funds and provides a parking study to assess the land *use's* parking needs. Parking studies shall be prepared by a person/firm qualified to prepare such studies, as determined by the *Planning Director*.
- b. Transportation Demand Management Plan: *Applicant* funds and prepares a Transportation Demand Management plan to reduce motor vehicle trips to the land *use*. Transportation Demand Management plans shall be prepared by a person/firm qualified to prepare such plans, as determined by the *Planning Director*. Such plans shall provide documentation describing the measures that will be used to reduce parking demand. Such measures may include, but are not limited to:
 - (1) Locating a project within 1,500 feet of a stop for bus, rail, shuttle, or other public transit services.
 - (2) Installing transit stops or enhancing existing adjacent transit stops by incorporating additional landscaping, shelters, informational kiosks, or other amenities.
 - (3) Locating the project adjacent to a designated bicycle route or path.
 - (4) Improving existing bicycle routes and paths in the vicinity of the project.
 - (5) Providing employees with a parking cash-out option.

- (6) Providing residents or employees with transit passes.
- (7) Providing shuttle services for employees, visitors, or residents.
- (8) Creating ridesharing programs.
- (9) Charging for parking.
- (10) Improving the pedestrian environment surrounding the project by the provision of sidewalks, marked crosswalks, additional landscaping, street furniture, lighting, and/or other safety features.
- (11) Allowing flexible work schedules or telecommuting.
- (12) Providing on-site amenities, which could include daycare, restaurants, and/or *personal services* such as banking or dry cleaning.
- (13) Installing additional bicycle *parking facilities* above the minimum requirements. Requirements for this reduction include:
 - i. Bicycle parking spaces shall meet the short- and *long-term bicycle parking* standards outlined in Section 8108-6 below.
 - ii. For every four bicycle parking spaces provided above the minimum requirement, the amount of motor vehicle parking spaces provided may be reduced by one space, up to a maximum reduction of 6 percent of required motor vehicle spaces. Existing parking may be converted to take advantage of this provision.
- (14) Providing shower and locker facilities: The provision of showers and associated lockers may be provided in lieu of required motor vehicle parking under some circumstances. Requirements for this reduction include:
 - i. The number of showers provided shall be based on demonstrated demand. At least six lockers for personal effects shall be provided per shower and shall be located near showers and dressing areas. Lockers shall be well ventilated and of a size sufficient to allow the storage of cycling attire and equipment. Showers and lockers should be located as close as possible to the bicycle *parking facilities*.
 - ii. For every two showers (one per gender) and six clothing lockers per shower provided, the amount of motor vehicle parking spaces provided may be reduced by three spaces, up to a maximum reduction of 3 percent of required motor vehicle spaces. Existing parking may be converted to take advantage of this provision.
- (15) Other measures to encourage transit use or to reduce parking needs.
 - c. Affordable or Senior Housing: The total number of spaces required may be reduced for affordable (low income, very low income, extremely low income) or senior housing units, commensurate with the reduced parking demand created by the housing facility, including for visitors and accessory facilities. The reduction shall consider proximity to transit and support services and the *decision-making authority* may require traffic demand management measures in conjunction with any approval.
 - d. Drive-Through Land Uses: A reduction in the required number of parking spaces may be approved if documentation is provided which demonstrates to the satisfaction of the *decision-making authority* that the required number of parking spaces will not be needed due to the drive-through nature of the land use.
 - e. On-Street Parking: The availability of on-street parking spaces contiguous with the proposed land use's *parcel(s)* may be considered by the *decision-making authority* in approving a request to reduce the required number of off-street parking spaces.

- f. **Parking Reserve**: When parking spaces required by this article are not needed by the current land *use* occupants or are not needed in the current phase of development, the land for those spaces may be held in reserve. For non-residential land *uses* this parking reserve shall be limited to one parking space or up to 10 percent of the total number of required parking spaces, whichever is greater. The parking reserve area shall be included in the determination of *building lot coverage* as though the spaces were in use. To take advantage of reserved parking, the following provisions shall be met:
- (1) The *applicant* shall demonstrate that the reduced number of parking spaces will be adequate to provide sufficient parking for the land *uses* on the property.
 - (2) The area designated as reserve parking shall be clearly depicted on the approved site plan, and the terms and conditions of the reserved parking shall be clearly set forth in the approved site plan notations.
 - (3) For nonresidential land *uses*, landscaping shall be provided in lieu of the required parking spaces in compliance with Section 8108-5.14 and Section 8106-8.2.
 - (4) The reserved parking spaces shall be maintained in a manner that leaves them available for conversion to required parking spaces. No above-ground improvements shall be placed or constructed upon the reserve *parking area*.
 - (5) The permit shall be conditioned to require the conversion of the reserved spaces into usable parking spaces at any time that the *decision-making authority* determines necessary.

Article 8, Section 8108-4.8.2 - Parking Space Reduction Documentation, of the Ventura County Ordinance Code, under the main heading of Section 8108-4 (Number of Parking Spaces Required) pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-4.8.2 - Parking Space Reduction Documentation

The *applicant* shall provide documentation that describes the proposed parking reduction and identifies the parties responsible for implementing any parking measures associated with the proposed reduction. The documentation shall discuss the estimated parking demand for the land *use*, describe how parking demand will be met with the requested reduction, explain how the proposed measures will effectively decrease parking demand at the site, and include proposed performance targets for parking. Documentation shall demonstrate how adjusting the amount of parking provided will not impact neighboring or nearby land *uses*. Required documentation shall include information regarding specific parking reduction measures as described in Section 8108-4.8.1 above. Required documentation may also include existing parking counts, parking counts at similar land *uses*, and calculation of future parking demand based on industry standards.

- a. **Monitoring Reports**: Monitoring reports shall be submitted to the *Planning Director* three years after *building* occupancy and again six years after *building* occupancy. Monitoring reports shall note the effectiveness of the proposed measures as compared to the initial performance targets, and provide suggestions for modifications, if necessary, to enhance parking and/or trip reductions. Where the monitoring reports indicate that performance measures are not met, the *Planning Director* may require further program modifications or the provision of additional parking.
- b. **Recordation**: As a condition of approval of the parking reduction, the property owner, if different than the *applicant*, may be required to record agreements or deed restrictions on the subject property prior to issuance of a land use permit to ensure that appropriate measures are implemented to justify the parking reduction.

Article 8, Section 8108-4.8.3 - Increases to the Number of Motor Vehicle Parking Spaces Required, of the Ventura County Ordinance Code, under the main heading of Section 8108-4 (Number of Parking Spaces Required) pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-4.8.3 - Increases to the Number of Motor Vehicle Parking Spaces Required

In order for the *decision-making authority* to approve an increase to the number of parking spaces provided for a land use over the number of motor vehicle parking spaces required by Section 8108-4.7, both of the following provisions shall be met:

- a. Parking Study: *Applicant* funds and provides a parking study demonstrating that the number of motor vehicle parking spaces required by Section 8108-4.7 is inadequate for the land use. Parking studies shall be prepared by a person/firm qualified to prepare such studies, as determined by the *Planning Director*.
- b. Other Options Explored: The project *applicant* demonstrates that all options for meeting parking demand without increasing the number of parking spaces, including utilizing *shared parking*, remote parking, and demand reduction measures have been evaluated.

Article 8, Section 8108-5 - Motor Vehicle Parking Design Standards, of the Ventura County Ordinance Code, pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5 - Motor Vehicle Parking Design Standards

The following standards shall apply to all proposed off-street motor vehicle *parking areas/spaces*, except for temporary *parking areas*:

Article 8, Section 8108-5.4.1 - Cross Access, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) and subsection 8108-5.4 (Circulation) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.4.1 - Cross Access

Cross access is encouraged between adjacent properties in commercial, industrial, and multifamily housing projects. A reciprocal *cross access* agreement between two or more participating adjacent property owners shall be executed where *cross access* is provided so that *cross access* between the properties is legally established, enforceable and maintained. This reciprocal *cross access* agreement must be approved by the *Planning Director*, recorded by the parties to the agreement and run with the respective properties.

Article 8, Section 8108-5.4.3 - Fire Apparatus Access, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) and subsection 8108-5.4 (Circulation) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.4.3 - Fire Apparatus Access

Approved fire apparatus *access* roads shall be provided when required by the Ventura County Fire Protection District for a proposed *structure or use*.

Article 8, Section 8108-5.4.5 - Contained Maneuvering, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) and subsection 8108-5.4 (Circulation) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.4.5 - Contained Maneuvering

Parking areas shall be designed so that motor vehicles will exit onto a *public street* in a forward direction, unless approved otherwise by the Public Works Agency. Circulation of vehicles among parking spaces shall be accomplished entirely within the *parking area*. The *decision-making authority* may waive or modify this requirement when the *applicant* can demonstrate that it is not appropriate for the proposed *use* or the location of the proposed

use as determined by the Public Works Agency.

Article 8, Section 8108-5.4.6 - Short Parking Rows, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) and subsection 8108-5.4 (Circulation) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.4.6 - Short Parking Rows

Parking areas should be divided both visually and functionally into smaller parking courts. Interior rows of parking spaces shall be no more than 270 feet in length, inclusive of landscape planters but not including cross aisles or turnarounds. The *decision-making authority* may waive or modify this requirement when the *applicant* can demonstrate that it is not appropriate for the proposed land use or the location of the proposed use.

Article 8, Section 8108-5.5.1(b) - Driveway Width, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.5 - Driveways

Sec. 8108-5.5.1 - Driveway Width

- a. Portion Within Right-of-Way: Driveway width shall be designed in compliance with the minimum required standards for access to the land use consistent with the Ventura County Road Standards, Ventura County Fire Protection District requirements, or the latest edition of Caltrans' Standard Plans, as appropriate.
- b. Portion Outside Right-of-Way: Driveway widths shall be designed in compliance with the minimum required standards of the Ventura County Fire Protection District. The minimum width for a driveway for a residential land use shall be 10 feet 4 inches, unless a wider width is required by the Ventura County Fire Protection District.

Article 8, Section 8108-5.5.2 - Number of Driveways, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.5.2 - Number of Driveways

Each lot is limited to one driveway unless the Public Works Agency determines that more than one driveway is required to handle traffic volumes or specific designs, such as residential circular driveways. Additional driveways shall not be allowed if the Public Works Agency determines them to be detrimental to traffic flow and the safety of adjacent public streets. Whenever a property has access to more than one road, access shall be limited to the lowest traffic-volume road whenever possible.

Article 8, Section 8108-5.5.3 - Shared Driveways, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.5.3 - Shared Driveways

The number of driveways should be minimized where feasible by the use of shared driveways between adjacent properties. A reciprocal access easement or similar instrument between two or more participating adjacent property owners shall be executed where driveways are shared so that shared driveway access by the properties is legally established and enforceable. This reciprocal access easement or similar instrument must be approved by the Planning Director and recorded by the parties with the Ventura County Recorder so that it appears on title for each affected lot.

Article 8, Section 8108-5.6.1 - Planning Director Waivers/Modifications, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) under subsection 8108-5.6 (Parking Area and Space Dimensions) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.6 - Parking Area and Space Dimensions

Sec. 8108-5.6.1 - Waivers/Modifications of Parking Area and Space Dimension Requirements

The *decision-making authority* may waive or modify motor vehicle parking design standards when the *applicant* can demonstrate that the required motor vehicle parking design standard is not appropriate for the proposed use or the location of the proposed use.

Article 8, Section 8108-5.6.3 - Standard Spaces, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) under subsection 8108-5.6 (Parking Area and Space Dimensions) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.6.3 - Standard Spaces

Each standard parking space shall be 9 feet wide by 18 feet long, with the following exceptions:

- a. The length of the parking space may be decreased by 2 feet where parking spaces face into landscape planters so that the concrete curb around the planter functions as the wheel stop, allowing motor vehicles to overhang the landscape planter. Use of such a bumper overhang reduces impervious surfaces and is encouraged. Plant material and irrigation equipment in the outside 2 feet of these landscape planters shall conform to the requirements of Section 8108-5.14 below. Utilization of a bumper overhang shall not allow a vehicle to extend into or over a pedestrian pathway or *drive aisle*.
- b. Required parking space dimensions do not apply if *mechanical parking lifts* are used to stack cars.
- c. The width of parking spaces may be reduced to 8 feet on *legal lots* that are less than 26 feet wide and where two or more parking spaces are required.
- d. The *decision-making authority* may approve an increase to the width or length of parking spaces for land *uses* that cater to larger vehicles such as trucks, shuttles, or vans.
- e. Parking space width shall be increased by 6 inches to 9 feet 6 inches (114 inches) if adjacent on one side to a wall, *fence*, hedge, or *structure*; and by 1 foot 6 inches to 10 feet 6 inches (126 inches) if adjacent on both sides to a wall, *fence*, hedge, or *structure*.

Article 8, Section 8108-5.6.10 - Drive Aisles and Modules, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) under subsection 8108-5.6 (Parking Area and Space Dimensions) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.6.10 - Drive Aisles and Modules

Drive aisles and *modules* in required *parking areas* shall be designed following the standard dimensions included in the table in Section 8108-5.6.11, the figure in Section 8108-5.6.12, and as required to meet Section 8108-5.4. The *decision-making authority* may approve wider aisles when appropriate for truck maneuvering. Two-way aisles are permitted in conjunction with 90-degree and parallel spaces only.

Article 8, Section 8108-5.6.11 - Table of Parking Area Layout Dimensions, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) under subsection 8108-5.6 (Parking Area and Space Dimensions) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.6.11 – Table of Parking Area Layout Dimensions

Angle (°)	Stall Width (A)	Stall Width, parallel to aisle (B)	Stall Length, perpendicular to aisle		Module Width			Aisle Width	
			Wall to Aisle (C)	Interlock to Aisle (D)	Wall to Wall (E)	Wall to Interlock (F)	Interlock to Interlock (G)	One- way (H)	Two- way (I)
Standard Space (9' x 18') ¹									
90°	9.0'	9.0'	18.0'	18.0'	60.0'	60.0'	60.0'	24.0'	24
75°	9.0'	9.3'	19.7'	18.5'	60.0'	58.9'	57.7'	21.6'	NA
60°	9.0'	10.4'	20.1'	17.8'	55.5'	53.3'	51.0'	15.3'	NA
45°	9.0'	12.7'	19.1'	15.9'	48.5'	45.3'	42.1'	10.3'	NA

1. *Parking area* design for full rows of compact spaces shall be reviewed on a case-by-case basis.

Article 8, Section 8108-5.7 - Tandem Parking, of the Ventura County Ordinance Code, pertaining to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.7 - Tandem Parking

Required parking spaces may be provided in tandem for residential land *uses* with the following restrictions:

- Tandem parking* shall not be more than two cars in depth.
- Both *tandem parking* spaces shall serve the same *dwelling unit*.
- For multifamily housing projects, *tandem parking* may be provided to meet up to 50 percent of the required parking spaces.

Article 8, Section 8108-5.8.1 - Planning Director Waivers/Modifications, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) under subsection 8108-5.8 (Slope) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.8.1 – Waivers/Modifications of Slope Requirements

The *decision-making authority* may waive or modify slope requirements, excluding accessible parking spaces, when appropriate given site constraints.

Article 8, Section 8108-5.9.1 - Surfacing Plans, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) under subsection 8108-5.9 (Surfaces) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.9.1 – Surfacing Plans

When pervious surfaces are used, the *parking area* plans shall document that:

- The pervious materials have been designed to support anticipated vehicle weights and traffic volumes.
- The pervious materials have been designed to minimize surface cracking, crumbling, eroding, and other maintenance problems for the pervious surface as well as any adjacent surfaces or *structures*.

Pervious surfaces used for parking spaces in *single-* and *two-family dwellings* or other parking lots with less than five spaces are not subject to the above documentation requirements.

Article 8, Section 8108-5.12 - Lighting, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) under subsection 8108-5.12 (Lighting) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.12 - Lighting

Lighting shall be provided for all *parking areas* in compliance with Section 8106-8.6 below, and Section 8109-4.7 if the proposed lighting is located within the DKS Overlay Zone, and the following:

- a. *Parking areas* that serve night-time users shall be lighted with a minimum 1 *foot-candle* of light at ground for security.
- b. All lights in *parking areas* that serve non-residential land *uses*, except those required for security per subsection (a) above, shall be extinguished at the end of the working day. Lights may be turned on no sooner than 1 hour before the commencement of working hours.
- c. Light poles shall be located so as not to interfere with motor vehicle door opening, vehicular movement or accessible paths of travel. To the extent possible light poles shall be located away from existing and planned trees to reduce obstruction of light by tree canopies. Light poles shall be located outside of landscape finger planters, end row planters, and tree wells. Light poles may be located in perimeter planters and continuous planter strips between parking rows.
- d. Any *light fixtures* adjacent to a residential land *use* or residentially zoned *lot* shall be arranged and shielded so that the light will not directly illuminate the *lot* or land *use*. This requirement for shielding applies to all *light fixtures*, including *security lighting*.
- e. In order to direct light downward and minimize the amount of light spilled into the dark night sky, any new *light fixtures* installed to serve above-ground, uncovered *parking areas* shall be fully shielded. New *light fixtures* installed for *parking area* canopies or similar *structures* shall be recessed or *flush-mounted* and equipped with flat lenses.

Article 8, Section 8108-5.13 - Trash and Recyclables Receptacles, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) under subsection 8108-5.13 (Trash and Recyclables Receptacles) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.13 - Trash and Recyclables Receptacles

At least one trash and one recyclables receptacle shall be provided for *parking area* users for the first 20 motor vehicle parking spaces, and one trash and one recyclables receptacle for every 80 spaces thereafter. Receptacles shall be enclosed to prevent access by *animals* and wind, placed in convenient, high-visibility locations, and serviced and maintained appropriately.

Article 8, Section 8108-5.14.2 - Applicability, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) under subsection 8108-5.14 (Landscaping and Screening) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-5.14.2 - Applicability

- a. Unless otherwise noted herein, all parking areas shall comply with the landscaping and screening requirements of this section and Sections 8106-8.2.1, 8106-8.2.2, 8106-8.2.3, and 8106-8.2.8. Section 8106-8.2.7 shall apply to any parking areas containing manufactured slopes. Underground parking is exempt from these requirements.
- b. Waivers/Modifications of Landscaping and Screening Requirements: The *decision-making authority* may modify or waive landscaping and screening requirements, unless otherwise specified in this Section 8108-5.14, where existing structures or irregularly configured lots preclude implementation of the requirements, or where compliance would result in the

loss of existing required parking spaces due to site size restrictions, subject to the following standards:

- (1) The *decision-making authority* shall seek a compromise between reducing the amount of required parking and reducing the amount of required landscaping.
- (2) Water use efficiency must be incorporated into all landscape designs. Any modification or waiver shall meet or exceed the requirements of the *MWELO* when it is applicable to the project (see Section 8106-8.2.1(b)).
- (3) In granting waivers or modifications, the *decision-making authority* shall prioritize the provision of landscaping as follows:
 - i. First priority - the provision of landscape screening adjacent to streets.
 - ii. Second priority - the provision of shade trees.
- (4) The *decision-making authority* may allow the following modifications where there are space constraints or other unique circumstances associated with the project site:
 - i. Perimeter Landscaping and Screening, Adjacent to Streets: The *decision-making authority* may allow the use of smaller perimeter planters or waive these requirements, except there shall be no waiver of these requirements for any project that is located across the street from residential zones or land uses.
 - ii. Interior Landscaping: If the *applicant* can demonstrate that compliance with interior landscaping requirements would result in the loss of existing required parking spaces, the *decision-making authority* may modify the interior landscaping requirement. Whenever feasible, the *decision-making authority* shall require a minimum of some interior landscaping with priority given to planting shade trees. The *decision-making authority* may also approve acceptable substitutions for interior landscaping, such as:
 - (A) Use of a light-colored/high-*albedo* (minimum of 0.3) paving surface, or use of a pervious paving surface pursuant to Section 8108-5.9.1. Such surfaces may be substituted for landscaping at a rate of three times the area required for landscaping.
 - (B) Installation of public art at the site, such as a mural or sculpture. Such art should complement its surroundings in terms of scale, materials, form, and content, and shall not contain advertising. Public art shall conform to *height* and *setback* standards. The art should be designed to last as long as the related *building* or *structure* and be vandal/theft resistant. Maintenance of public art shall be the responsibility of the property owner and *permittee*. Public art pieces must be approved by the *Planning Director* prior to installation.
 - (C) Shading in the form of canopies with solar photovoltaic or hot water systems, off-site trees and *structures*, sidewalk canopies and other shade *structures*.

Article 8, Section 8108-5.14.3(a) – Perimeter Landscaping and Screening, of the Ventura County Ordinance Code, under Section 8108-5 (Motor Vehicle Parking Design Standards) under subsection 8108-5.14 (Landscaping and Screening) as it pertains to parking and loading requirements, is hereby amended to read as follows:

- a. Adjacent to Streets: Where *parking areas* are not visually screened from any adjacent public or private street by an intervening *building* or *structure*, the following requirements apply:

- (1) Planter Width: A minimum 8-foot-wide (inside dimension, inclusive of any bumper overhang) landscape planter shall be provided between the street and the *parking area*, except at *driveways*, pedestrian pathways, and other pedestrian spaces.
- (2) Screening Materials and Height: Visual screens, measuring 3 feet in *height* from the top of the pavement, shall be provided. Where the ground level adjoining the street is below street *grade*, the visual screen *height* may be reduced by the difference in levels. Where the ground level adjoining the street is above street *grade*, the visual screen *height* may be reduced as determined appropriate by the *decision-making authority*.

The visual screen shall be composed of a berm or solid wall, plus plant material that softens the look and breaks up the expanse of the screen. Plant material may be used as the main screening element only if a minimum of 50 percent of the plants are of 15-gallon container size when planted, the rest are of 5-gallon container size, and the plants form a dense hedge. Where walls are used, the preferred location is in the middle of the 8-foot planter so that the planter may also serve as a bumper overhang and so that trees may be planted on both sides of the wall. Walls may also be placed behind the plant material, relative to the street.

Where earth berms are used, the berm slope shall be a maximum of 1 foot of rise for every 3 feet of linear distance (3:1 horizontal to vertical).

- (3) Trees and Shrubs: Trees shall be provided at a minimum rate of 1 for each 30 linear feet of landscape planter or fraction thereof, and at least one per planter. Shrubs shall be provided as needed to meet screening requirements, but no less than 1 for every 5 linear feet of landscape planter or fraction thereof. See Section 8106-8.2.3 for additional tree and shrub planting requirements.
- (4) Large Projects: *Parking areas* with more than 100 motor vehicle spaces shall provide a concentration of landscape elements at primary entrances, including specimen trees, flowering plants, and special design elements. Public art may be used, and is encouraged, in conjunction with these elements. Such art should meet the provisions of Section 8108-5.14.2(b)(3)(ii)(B) above.
- (5) Bus Shelters: Bus shelters may be located within the perimeter landscape planters, but shall not be placed so as to reduce the number of required trees.
- (6) Public Art: Public art may be provided in perimeter landscape planters that are viewable by the general public, in lieu of two required trees. Such art shall meet the provisions of Section 8108-5.14.2(b)(3)(ii)(B) above.

Article 8, Section 8108-6 - Bicycle Parking Design Standards, of the Ventura County Ordinance Code, under Section 8108-6 (Bicycle Parking Design Standards) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-6 - Bicycle Parking Design Standards

The following design standards shall apply to all bicycle parking facilities. The layout and design of required bicycle parking facilities is subject to approval of the *decision-making authority* to ensure safety, security, and convenience.

The Ventura County Parking Design Guidelines illustrate acceptable and unacceptable bicycle rack and bicycle locker designs. Use of bicycle rack or locker designs not listed in the Parking Design Guidelines must be approved by the *decision-making authority*. The Parking Design Guidelines also provide layout examples that demonstrate clearances and other aspects of bicycle parking facilities.

Article 8, Section 8108-6.1- Short-Term Bicycle Parking (Bicycle Racks), of the Ventura County Ordinance Code, under Section 8108-6 (Bicycle Parking Design Standards) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-6.1 - Short-Term Bicycle Parking (Bicycle Racks)

Short-term bicycle parking facilities shall have the following characteristics:

- a. Support a bicycle by its frame in two places in a stable upright position without damage to the bicycle or its finish.
- b. Enable the frame and one or both wheels to be secured with a user-provided U-shaped lock (U-lock) or cable.
- c. Be anchored to an immovable surface or be heavy enough that the rack cannot be easily moved.
- d. Be constructed such that the rack resists being cut, disassembled, or detached with manual tools such as bolt or pipe cutters.
- e. Not have sharp edges that can be hazardous to bicyclists or pedestrians.
- f. Provide easy access to each parked bicycle without awkward movements or moving other bicycles, even when the rack is fully loaded.
- g. The *decision-making authority* may approve other *short-term bicycle parking* designs that provide adequate safety, security, and convenience, including designs that accommodate the parking of 3-wheeled, recumbent, or other styles of bicycles.

Article 8, Section 8108-6.2- Long-Term Bicycle Parking, of the Ventura County Ordinance Code, under Section 8108-6 (Bicycle Parking Design Standards) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-6.2 - Long-Term Bicycle Parking

Long-term bicycle parking facilities shall be covered and secured. These facilities shall protect the entire bicycle and accessories from theft, vandalism, and inclement weather by the use of:

- a. Bicycle Lockers: A fully enclosed space for one bicycle, accessible only to the owner or operator of the bicycle, or
- b. Restricted-access Enclosure: A locked room or enclosure containing one bicycle rack space for each bicycle to be accommodated and accessible only to the owners or operators of the bicycles parked within it. Said racks shall meet the requirements of Section 8108-6.1 above.
- c. Check-in Facility: A location to which the bicycle is delivered and left with an attendant with provisions for identifying the bicycle's owner. The stored bicycle is accessible only to the attendant, or
- d. Other: Other means that provide the same level of security as deemed acceptable by the *decision-making authority*.

Article 8, Section 8108-6.4.3- Bicycle Parking Space Dimensions, of the Ventura County Ordinance Code, under Section 8108-6 (Bicycle Parking Design Standards) under subsection 8108-6.4 (Layout) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-6.4.3 - Bicycle Parking Space Dimensions

Bicycle parking spaces shall have the following dimensions:

- a. Space Length: Each bicycle parking space shall be a minimum of 6 feet in length.
- b. Space Between Racks: The minimum space between bicycle parking posts or racks shall be 2 feet 6 inches.

- c. Space Between Adjacent Walls/Obstructions: A minimum of 2 feet 6 inches shall be provided between the end of a bicycle parking rack and a perpendicular wall or other obstruction (e.g., newspaper rack, sign pole, furniture, trash can, fire hydrant, light pole). A minimum of 2 feet 6 inches shall be provided between the side of a bicycle parking rack and a parallel wall or other obstruction.
- d. The *decision-making authority* may waive or modify bicycle parking space dimensions if the *applicant* can demonstrate that the required dimensions are not appropriate for the proposed land use or the location of the proposed use, and to accommodate the parking of 3-wheeled or recumbent bicycles or other non-standard bicycles.

Article 8, Section 8108-7.1.1- Planning Director Waiver/Modification, of the Ventura County Ordinance Code, under Section 8108-7 (Drive-Through Facilities) under subsection 8108-7.1 (Queuing Lane) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-7.1.1 – Waiver/Modification of Queuing Lane Requirements

The *decision-making authority* may waive or modify this standard if the *applicant* can demonstrate through an interior circulation analysis that the relationship of the length of the queuing lane, the nature of the land use, or the physical constraints of the lot make this standard infeasible and that an alternative configuration can safely accommodate vehicle queuing.

Article 8, Section 8108-8.2.1- Planning Director Waiver/Modification, of the Ventura County Ordinance Code, under Section 8108-8 (Loading Areas) under subsection 8108-8.2 (Materials Loading Area) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-8.2 - Materials Loading Areas

All commercial and industrial land uses shall provide and maintain off-street materials loading spaces as provided herein.

Sec. 8108-8.2.1 – Waiver/Modification of Materials Loading Areas Requirements

The *decision-making authority* may waive or modify this standard if the *applicant* can demonstrate that the site configuration, nature of the land use, or other considerations make off-street loading spaces unnecessary or infeasible.

Article 8, Section 8108-8.2.2- Table of Required Materials Loading Areas, of the Ventura County Ordinance Code, under Section 8108-8 (Loading Areas) under subsection 8108-8.2 (Materials Loading Area) as it pertains to parking and loading requirements, is hereby amended to read as follows:

Sec. 8108-8.2.2 – Table of Required Materials Loading Areas

Land Uses	Gross Floor Area (GFA)	Loading Spaces Required
Hospitals and Educational Land Uses	0-50,000	1
	50,001-100,000	2
	100,000 and over	3
Hotels, Motels, and Eating Establishments	Any Size	1
All Other Commercial, Institutional, and Industrial Land Uses	0-15,000	1
	15,001-40,000	2
	40,001-90,000	3
	90,000-150,000	4
	150,000 and over	5

Section 9

ARTICLE 9:
STANDARDS FOR SPECIFIC ZONES AND ZONE TYPES

Article 9, Section 8109-0.1 – Development Criteria, of the Ventura County Ordinance Code, under Section 8109-0 (Standards for All Zones), is hereby amended to read as follows:

Sec. 8109-0 - Standards for All Zones

Sec. 8109-0.1 - Development Criteria

When evaluating a proposed project and determining the appropriate permit conditions and intensity of development, including residential densities, the following factors shall be considered:

- a. Air quality impacts;
- b. Agricultural resources and operations;
- c. Biological resources, including flora, fauna and ecological systems;
- d. Circulation and transportation, including effects on existing parking, traffic safety, and emergency access;
- e. Contributions to affordable housing;
- f. Cultural resources, such as archaeological, historical and Native American cultural resources;
- g. Energy impacts, including on energy sources;
- h. Erosion and flood hazards;
- i. Fire hazards;
- j. Geology and soils conditions;
- k. Human health impacts;
- l. Availability of, and impact on, infrastructure, water, sanitation, electricity, natural gas, fire and police protection, recreational facilities, schools and other services;
- m. Unique natural land features and resources;
- n. Noise levels;
- o. Orderly development principles;
- p. Paleontological resources;
- q. Population growth inducement;
- r. Relationship of the *site* to surrounding properties;
- s. Solar access;
- t. Topography;
- u. Tree preservation, and protection of existing *protected trees* during construction and replacement of lost trees (see Tree Protection Guidelines);
- v. *Vegetation* impacts, including native, ornamental, or agricultural;
- w. Aesthetic and scenic resources;
- x. Stormwater quality; and

- y. Water supply.

This list is not exhaustive, and other relevant factors may also be taken into consideration when evaluating a proposed project.

Article 9, Section 8109-0.6 through Section 8109-0.6.4, of the Ventura County Ordinance Code, under Section 8109-0 (Standards for All Zones), are hereby amended to read as follows:

Sec. 8109-0.6 – Open Storage

- a. Development that includes *open storage* areas shall be illustrated and delineated on the site plan for all *entitlements*.
- b. *Open storage* standards for residential *uses* are set forth in Section 8107-1.6. *Open storage* standards related to other *uses* are set forth in Article 9 of this Chapter under specific zones.

Article 9, Section 8109-1 – Standards For Open Space, Agricultural and Residential Zones and Section 8109-1.1 through 8109-1.1.3 – General Standards, of the Ventura County Ordinance Code, are hereby amended to read as follows:

Sec. 8109-1 – Residential Zones

Sec. 8109-1.1 - Reserved For Future Use

Article 9, Section 8109-1.2 – Standards for Residential Planned Development (RPD) Zone, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8109-1.2 - Residential Planned Development (RPD) Zone

The Residential Planned Development (RPD) Zone is guided by the following general requirements, which aim to establish and control development within this zone. The primary objectives of this section are to:

- a. Promote greater flexibility in design and development;
- b. Encourage the creation of well-planned neighborhoods with adequate open space; and
- c. Provide a variety of housing options to meet the needs of residents.

These objectives are intended to guide the development of the RPD Zone, ensuring that new projects are designed and constructed in a way that enhances the overall quality of life for residents, while also protecting the character and integrity of the surrounding community.

Article 9, Section 8109-1.2.1 – General Standards, of the Ventura County Ordinance Code, under Section 8109-1.2 (Residential Planned Development (RPD) Zone), is hereby amended to read as follows:

Sec. 8109-1.2.1 - General Standards

In addition to the development criteria of Section 8109-0 et seq., the following standards apply to development in the RPD Zone:

- a. The parking requirements of Article 8 of this Chapter shall apply.
- b. The landscaping standards of Section 8106-8.2 shall apply.
- c. *Buildings* and circulation systems shall be designed so as to be integrated with the natural topography where feasible, and to encourage the preservation of trees and other natural features.
- d. Mechanical heating and cooling equipment shall be screened from public view.
- e. Minimum project density must be equal to at least 60 percent of that permitted by the zoning designation on the project site.

Article 9, Section 8109-1.2.2 - Setback Regulations, of the Ventura County Ordinance Code, under Section 8109-1.2 (Residential Planned Development (RPD) Zone), is hereby amended to read as follows:

Sec. 8109-1.2.2 - Specific Standards

In addition to the general standards of Section 8109-1.2.1 above, the following specific standards apply to development in the RPD Zone:

- a. New Detached Single-family Dwelling on a Vacant Lot: The standards of this Section 8109-1.2.2(a) only apply to a new *single-family dwelling* that is approved on a vacant lot in the RPD Zone on or after October 16, 2025, and that (i) was not entitled as part of a previously approved residential Planned Development Permit, or (ii) is not being proposed as part of a subdivision application that includes the division of a *lot* into two or more *lots* pursuant to Chapter 2 of the Ventura County Ordinance Code.
 - (1) Type of Permit Required: A Zoning Clearance is required for a new *single-family dwelling* meeting the criteria of Section 8109-1.2.2(a) above.
 - (2) Setbacks and Height Regulations: The *single-family dwelling* and any subsequent alterations, additions, or expansions thereto, including attached or detached *accessory structures*, shall comply with the R1 Zone *setback* and *height* requirements of Section 8106-1.1, including the exceptions contained in Article 6 of this Chapter. ADUs shall comply with the *setback* requirements of Section 8107-1.7 of this Chapter.
- b. All Other Development: Development that is not subject to Section 8109-1.2.2(a) above shall comply with the following standards:
 - (1) Type of Permit Required: A Planning Commission-approved Planned Development Permit is the required *entitlement*.
 - (2) Setback and Height Regulations:
 - i. Minimum setback from any street: 10 feet.
 - ii. Minimum setback from a rear lot line: 10 feet.
 - iii. Minimum distance between structures that are separated by a side lot line and do not share a common wall: 6 feet.
 - iv. Sum of side yards on any lot: minimum 6 feet.
 - v. Entrances to garages and carports shall be set back from *streets* from which they take access to provide for at least 20 linear feet of *driveway* apron, as measured along the centerline of the *driveway* from the *lot line* to the garage or carport.
 - vi. Detached accessory garages and carports may be constructed along the *side* and *rear lot lines* on commonly-owned land, provided that required *setbacks* from *streets* are maintained.
 - vii. The *setbacks* of *townhouse developments* in the RPD Zone shall be measured from the exterior property lines surrounding the project.
 - viii. Unless otherwise specified in the conditions of approval of a Planned Development Permit and/or the approved plans, any subsequent alterations, additions, or expansions thereto, including non-habitable attached or detached *accessory structures*, shall comply with the R1 Zone *setback* and *height* requirements of Section 8106-1.1, including the exceptions contained in Article 6 of this Chapter. ADUs shall comply with the *setback* requirements of Section 8107-1.7 of this Chapter.
 - (3) Circulation: Where feasible, development within the RPD Zone shall incorporate the following circulation design criteria:

- i. Minimize street network by maximizing connectivity with fewer streets. This involves using shorter blocks, creating multiple connections, and using traffic calming devices to reduce traffic;
 - ii. Minimize the presence of above-ground utilities like telecommunication poles and transformers. Incorporate redundancy through parallel connections;
 - iii. Provide pedestrian and bicycle pathways throughout the common areas. These pathways should interconnect with circulation systems surrounding the development;
 - iv. Discourage through-traffic in neighborhoods of the development by keeping intersections to a minimum and through the use of discontinuities such as curvilinear streets, cul-de-sacs and the like; and
 - v. Facilitate solar access by orienting neighborhood streets of the development along an east/west axis, except where this is precluded by the natural topography and drainage patterns of the property.
- (4) Open Space and Yard Areas: To ensure that residents of developments in the RPD Zone have access to outdoor recreational areas, the following open space and yard area requirements must be met:
- i. Single-family Dwellings: For a development that includes *single-family dwellings* on their own *lot*, at least 20 percent of the *net area* of the project as a whole shall be private or common open space, or a combination thereof. Private yards and other private or common open space areas around each *dwelling unit*, created by the minimum required *setbacks*, may be counted toward meeting the 20 percent open space requirement and shall be included in the calculation of the project's open space area.
 - ii. Other Residential Development Projects: For other types of residential development, such as condominiums or townhouses, at least 20 percent of the *net area* of the project as a whole must be preserved as common open space; private patios and other private yard areas around each *dwelling unit* shall not be counted toward the 20 percent open space requirement.
 - iii. Mixed Development Projects: Where projects include both *single-family dwellings* and condominiums or *townhouse development*, at least 20 percent of the *net area* of the project as a whole shall be preserved as open space which shall be measured based on the parameters stated in subsections (i) and (ii) above.
 - iv. Common Open Space Requirements:
 - (A) The common open space shall be suitably improved and easily accessible to all residents of the development and at least 50 percent of the area designated as common open space must have slopes of 10 percent or less.
 - (B) When calculating the common open space requirement, areas that can be included are:
 - 1. Recreational facilities;
 - 2. Parks;
 - 3. Landscaped areas (at least 10 feet wide by 10 feet long); and
 - 4. Bikeways and pedestrian paths.
 - 5. Seventy-five percent of the area of golf courses, lakes and reservoirs may be counted toward the common open space requirement.
 - (C) The following areas shall not be counted toward the open space requirement:
 - 1. Street rights-of-way;

2. Paved off-street parking areas and *driveways*; and
3. Improved drainage facilities with restricted *access*.

v. Maintenance Requirements:

- (A) The common open space areas are maintained in accordance with an approved maintenance plan.
- (B) The maintenance plan must specify what maintenance is required, who is responsible for performing it, and how it is implemented.

vi. Alternative Amenities: The minimum common open space requirements may be modified by the *decision-making authority* if alternative amenities of comparable value are provided.

- (5) Accessory Commercial Uses: The *decision-making authority* may permit limited commercial *uses* within the project area subject to a Planned Development Permit, pursuant to Section 8105-4. The commercial *uses* must be incidental and secondary to residential development. The commercial *uses* shall be incorporated in a manner that is compatible with the nature and type of residential development and comply with the applicable standards of this Chapter.

Article 9, Section 8109-1.2.3 - Circulation, of the Ventura County Ordinance Code, under Section 8109-1.2 (Residential Planned Development (RPD) Zone), is hereby deleted.

Article 9, Section 8109-1.2.4 - Open Space Requirements, of the Ventura County Ordinance Code, under Section 8109-1.2 (Residential Planned Development (RPD) Zone), is hereby deleted.

Article 9, Section 8109-1.2.5 - Commercial Uses, of the Ventura County Ordinance Code, under Section 8109-1.2 (Residential Planned Development (RPD) Zone), is hereby deleted.

Article 9, Section 8109-1.2.6 - Requests for One Single Family Dwelling Unit In the RPD zone, of the Ventura County Ordinance Code, under Section 8109-1.2 (Residential Planned Development (RPD) Zone), is hereby deleted.

Article 9, Section 8109-1.4 - Standards for the Residential (RES) Zone, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8109-1.4 - Residential (RES) Zone

In addition to the regulations of Section 8109-0 et seq., the specific standards that apply to the RES Zone are set forth in the Old Town Saticoy Development Code, Article 19.

Article 9, Section 8109-1.5 - Standards for the Residential Mixed Use (R/MU) Zone, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8109-1.5 - Residential Mixed Use (R/MU) Zone

In addition to the regulations of Section 8109-0 et seq., the specific standards that apply to the R/MU Zone are set forth in the Old Town Saticoy Development Code, Article 19.

Article 9, Section 8109-2 - Standards for Commercial Zones, 8109-2.1 - General Standards, Section 8109-2.1.1 - Enclosed Building Requirements, Section 8109-2.1.2 - Lighting, Section 8109-2.1.3 - Undergrounding of Utilities, Section 8109-2.1.4 - Retail Establishments, Section 8109-2.1.5 - Processing Standards and Section 8109-2.1.6 - Performance Standards, of the Ventura County

Ordinance Code, under Section 8109-2 (Standards for Commercial Zones), are hereby amended to read as follows:

Sec. 8109-2 - Commercial Zones

Sec. 8109-2.1 - General Standards

The following standards shall apply to development in all commercial zones:

- a. Enclosed Building Requirements: All *uses* shall be conducted within a fully enclosed *building*, unless one of the following exceptions applies:
 - (1) The *use* is specifically listed in Section 8105-5 of this Chapter as an outdoor use.
 - (2) The *use* requires an outdoor location to function properly.
 - (3) Outdoor display of merchandise, permitted in accordance with Section 8109-2.1(f) of this Chapter, or as otherwise authorized by the subject *use* permit.
- b. Lighting Requirements: Commercial sites must not produce illumination or glare that may be considered objectionable by adjacent residents or hazardous to motorists. Flashing lights are strictly prohibited.
- c. Underground Utility Lines: All utility lines, including electric, communications, street lighting, and cable television, must be placed underground by the *applicant* or *permittee*. The *applicant* or *permittee* is responsible for making arrangements with utility companies for the installation of these facilities. The *Planning Director* may waive this requirement if it would cause undue hardship or constitute an unreasonable requirement, provided that such waiver does not conflict with California Public Utilities Commission rules or requirements. This section does not apply to utility lines that do not provide service to the project area.
- d. Retail Trade: Businesses involved in *retail trade* may include accessory wholesaling, but not wholesale distribution centers.
- e. Manufacturing and Processing: Manufacturing, processing, and the packaging of products is permitted in commercial zones as *accessory* to a principal retail *use*.
- f. Outdoor Display of Merchandise: The outdoor display of merchandise for sale by businesses in the CPD and C1 Zones is permitted subject to the following provisions:
 - (1) Outdoor display shall be limited to the area immediately in front of or along the sides of the business selling the merchandise.
 - (2) Merchandise: Items for sale shall be the same as those sold inside the business or be typically sold at the business.
 - (3) Removal: Merchandise and any temporary support structures (e.g., tables, racks) shall be removed at the end of the business day.
 - (4) Path of Travel: A minimum 4-foot-wide path of travel shall be provided and maintained for pedestrian access to the business premises and other areas serviced by the walkway.
 - (5) Height and Size: Outdoor displays shall not exceed 6 feet in *height* and may not cover more than 25 percent of the front or side of the *building/store* selling the merchandise.
 - (6) Prohibited Locations: Outdoor displays shall not be placed in *public roads, streets*, or other public rights-of-ways, or within required parking areas, vehicular circulation areas, or landscape areas on the premises.
 - (7) Exceptions: These regulations do not apply to *uses* conducted outside listed in Section 8105-5 of this Chapter, including but not limited to:
 - i. Rental and Leasing of Durable Goods

- ii. Seasonal Sales of Pumpkins and Christmas Trees
- iii. Motor Vehicle, Mobilehome, Recreational Vehicle and Boat Dealerships

Article 9, Section 8109-2.2 – Open Storage, of the Ventura County Ordinance Code, under Section 8109-2 (Standards for Commercial Zones), is hereby amended to read as follows:

Sec. 8109-2.2 – Commercial Planned Development (CPD) Zone

The following regulations apply to the CPD Zone, in addition to the general regulations of Section 8109-0 et seq. and Section 8109-2.1:

- a. Open Storage: *Open storage* of materials and equipment is permitted in the CPD Zone only under the following conditions:
 - (1) The storage must be incidental to the permitted use, such as an office, *store* or other *building* located on the front portion of the same *lot*.
 - (2) The storage must be completely screened from view from any adjoining property or roadway by a solid *fence* at least 6 feet tall which shall be appropriately landscaped and maintained in good condition.

Exception: Outdoor display of merchandise is not considered *open storage* and must comply with Section 8109-2.1(f).

- b. Landscaping:

- (1) At least 10 percent of the total permit area shall be landscaped in accordance with Section 8106-8.2 of this Chapter.
- (2) For *lots* 5,000 square feet in *size* or less, the minimum landscape requirements may be modified or waived by the *decision-making authority* to improve safety factors such as traffic circulation or access.

Article 9, Section 8109-2.3 – Accessory Businesses in the CO Zone, of the Ventura County Ordinance Code, under Section 8109-2 (Standards for Commercial Zones), is hereby amended to read as follows:

Sec. 8109-2.3 – Commercial Office (CO) Zone

The following regulations apply to the CO Zone, in addition to the general regulations outlined in Section 8109-0 et seq. and standards of Section 8109-2.1:

- a. Landscaping: Landscaping shall be installed in accordance with Section 8106-8.2 of this Chapter and shall meet the following:
 - (1) At least 10 percent of the permit area shall be landscaped.
 - (2) Landscaping in parking areas may be counted towards the required 10 percent permit area landscaping.
 - (3) The required landscaping areas shall be provided with permanent irrigation systems and may contain ornamental water features and pedestrian walkways.
 - (4) Trees shall be planted in the parkway area between the curbs and sidewalks.
- b. No outdoor display of merchandise for sale is allowed in the CO Zone.

Article 9, Section 8109-2.4 – Standards for the Town Center (TC) Zone, of the Ventura County Ordinance Code, under Section 8109-2 (Standards for Commercial Zones), is hereby amended to read as follows:

Sec. 8109-2.4 - Town Center (TC) Zone

The regulations of the Old Town Saticoy Development Code, Article 19, apply to the TC Zone, in addition to the general regulations of Section 8109-0 et seq. and Section 8109-2.1, except for subsections (d) and (e).

Article 9, Section 8109-2.5 – Neighborhood Commercial (C1) Zone, of the Ventura County Ordinance Code, under Section 8109-2 (Standards for Commercial Zones), is hereby added to read as follows:

Sec. 8109-2.5 – Neighborhood Commercial (C1) Zone

The following regulations apply to the C1 Zone, in addition to the general regulations outlined in Section 8109-0 et seq. and standards of Section 8109-2.1:

- a. Landscaping: At least 10 percent of the permit area shall be landscaped in accordance with the regulations set forth in Section 8106-8.2.

Article 9, Section 8109-3 – Standards for Industrial Zones, 8109-3.1 – General Standards, Section 8109-3.1.1 – Undergrounding of Utilities, Section 8109-3.1.2 – Private Streets, and Section 8109-3.1.3 – Industrial Performance Standards, of the Ventura County Ordinance Code, under Section 8109-3 (Standards for Industrial Zones), are hereby amended to read as follows:

Sec. 8109-3 - Industrial Zones

Sec. 8109-3.1 - General Standards

The following standards shall apply to development in all industrial zones:

- a. Underground Utility Lines: All utility lines, including electric, communications, street lighting, and cable television, must be placed underground by the *applicant* or permittee. The *applicant* or permittee is responsible for making arrangements with utility companies for the installation of these facilities. The Planning Director may waive this requirement if it would cause undue hardship or constitute an unreasonable requirement, provided that such waiver does not conflict with California Public Utilities Commission rules or requirements. This section does not apply to utility lines that do not provide service to the project area.
- b. Private Streets: Private streets may be built as part of industrial development, in accordance with Article 8 of this Chapter.
- c. Industrial Performance Standards: Industrial performance standards are the permitted levels of operational characteristics resulting from processes or other *uses* of property. Continuous compliance with the following performance standards shall be required of all *uses*, except during brief periods for reasonable cause:
 - (1) Objectionable Factors: The following shall be maintained at levels which are appropriate for the zoning designation and geographic area and are not objectionable at the point of measurement when the *use* is in normal operation:
 - i. Smoke, odors, vapors, gases, acids, fumes, dust, dirt, fly ash or other forms of air pollution;
 - ii. Noise, vibration, pulsations or similar phenomena;
 - iii. Glare or heat;
 - iv. Radioactivity or electrical disturbance.

The point of measurement for these factors shall be at the *lot* or ownership line surrounding the *use*.

- (2) Hazardous Materials: Land or *buildings* shall not be used or occupied in any manner so as to create any fire, explosive or other hazard. All activities involving the *use* or storage of combustible, explosive, caustic or otherwise *hazardous materials* shall comply with all applicable state, local and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment in compliance with the Ventura County Fire Code. The burning of

waste materials in open fires without written approval of the Ventura County Fire Protection District is prohibited.

- (3) Liquid and Solid Wastes: Liquid or solid wastes discharged from the premises shall be treated in compliance with state, local and federal laws prior to discharge so as not to contaminate or pollute any watercourse or groundwater supply or interfere with bacterial processes in sewage treatment. The disposal or dumping of solid wastes, such as slag, paper and fiber wastes, or other industrial wastes shall not be permitted on any premises.
- d. Screening/Buffering Outdoor Uses: A solid masonry wall or other adequate non-transparent barrier/screening measure, as determined by the *decision-making authority*, may be required to screen outdoor industrial uses when the site is adjacent to or across the street from an R-Zone.

Article 9, Section 8109-3.2 – M1 Zone and Sections 8109-3.2.1 through Section 8109-3.2.6, of the Ventura County Ordinance Code, under Section 8109-3 (Standards for Industrial Zones), is hereby amended to read as follows:

Sec. 8109-3.2 – Industrial Park (M1) Zone

The following regulations apply to the M1 Zone, in addition to the general regulations of Section 8109-0 et seq. and Section 8109-3.1:

- a. Limited Industrial Activities: The following types of activities and elements are not considered suitable in the M1 Zone:
 - (1) High Temperature Processes: Uses involving high temperature processes are not permitted.
 - (2) Outdoor Storage Yards: Yards for storage of materials are not allowed, unless the *decision-making authority* determines that such activity will not create a nuisance or create significant adverse visual impacts on surrounding properties;
 - (3) Chemical Storage: Storage of *chemicals* in excess of what is needed as accessory to the *principal use*, except for *recyclable household/CESQG hazardous waste collection facilities*;
 - (4) Explosives: The storage or use of explosives in any form is prohibited;
 - (5) Hazardous Emissions: Uses that produce obnoxious or dangerous gases, odors, fumes, or smoke are not permitted;
 - (6) Assembly-Line Construction: Assembly-line construction operations are not permitted.
- b. Enclosure of Activities and Operations: Predominant activities and operations shall be enclosed within *buildings*, except as otherwise provided in this Chapter. The *decision-making authority* is authorized to determine the reasonable application of this provision in cases where operation hardship exists or special circumstances are present.
- c. Multi-Tenant Buildings: Multi-tenant *buildings* are permitted in this zone, provided that the *building* is designed to appear as a single *building* with a unified design.
- d. *Buildings* with an unfinished metal exterior are prohibited. These *buildings* may be constructed of metal provided that the exterior surfaces are stainless steel, painted, baked enamel or have a similarly finished surface approved by the *decision-making authority*.
- e. Outside Storage: Outside storage areas must be located in a way that minimizes visibility from neighboring properties and must be shielded from view using an approved screening method such as walls, fencing, earthen mounds, or landscaping. Outdoor storage shall be an *accessory use* and confined to the rear of the principal *building* or the rear two-thirds of the property, whichever is the more restrictive.

- f. Parking in Setbacks: Off-street parking spaces may be located within required *street-side setbacks* provided that such parking spaces are located behind required landscaping and screening.
- g. Landscaping: At least 10 percent of any permit area in the M1 Zone shall be landscaped in accordance with Section 8106-8.2. Required *setbacks* adjacent to streets, not used for other purposes, shall be improved with permanently maintained plant material or ground cover that retains its leaves year-round. Such landscaping shall extend to the street curb line, where appropriate. Trees shall be planted along the street frontage of the property.

Article 9, Section 8109-3.3 - M2 Zone, and Sections 8109-3.3.1 through Section 8109-3.3.4, of the Ventura County Ordinance Code, under Section 8109-3 (Standards for Industrial Zones), is hereby amended to read as follows:

Sec. 8109-3.3 – Limited Industrial (M2) Zone

The following regulations apply to the M2 Zone, in addition to the general regulations of Section 8109-0 et seq. and Section 8109-3.1:

- a. The requirements for the M1 Zone (Section 8109-3.2(a)(1) through (6), above) also apply to the M2 Zone, except that the latter allows *uses* which may involve moderate levels of noise, small-scale assembly-line processes, and light metal work.
- b. Exterior Finishing Requirements for Metal Buildings: The street-side façade of a principal *building* must be faced with masonry, stone, concrete or similar material. This facing treatment must extend along the interior side yards of such *building* a distance of at least 10 feet. Metal portions of the principal *building* and all metal *accessory structures* shall have exterior surfaces constructed or faced with a stainless steel, painted, baked enamel, or similarly finished surface as approved by the *decision-making authority*.
- c. Outside Storage: Outside storage and operation yards shall be confined to the area behind a line that extends from the front wall of the principal *building* and shall be screened from view from any street by appropriate walls, fencing, earth mounds, or landscaping. Outside storage located in a required *setback* shall not exceed a *height* of 15 feet.
- d. Parking: Off-street parking spaces may be located within required *street-side setbacks* provided that such parking spaces are located behind required landscaping and screening and any other required improvements such as sidewalks.
- e. Landscaping: At least 5 percent of any permit area in the M2 Zone shall be landscaped in accordance with Section 8106-8.2. Required *setbacks* adjacent to streets, not used for other purposes, shall be improved with permanently maintained plant material or ground cover that retains its leaves year-round. Such landscaping shall extend to the street curb line, where appropriate. Trees shall be planted along the street frontage of the property.

Article 9, Section 8109-3.4 – M3 Zone, and Sections 8109-3.4.1 through 8109-3.4.2, of the Ventura County Ordinance Code, under Section 8109-3 (Standards for Industrial Zones), is hereby amended to read as follows:

Sec. 8109-3.4 – General Industrial (M3) Zone

The following regulations apply to the M3 Zone, in addition to the general regulations of Section 8109-0 et seq. and standards set forth in Section 8109-3.1:

- a. Building Design: Metal *buildings*, including metal *accessory structures*, shall have finished exterior surfaces as approved by the *decision-making authority*.
- b. Outside Storage: Outside storage and operation yards shall be *fenced* for security and public safety in accordance with the *fence* regulations of Section 8106-8.1 et seq. of this Chapter.

- c. Landscaping: At least 5 percent of any permit area in the M3 Zone shall be landscaped in accordance with Section 8106-8.2. Required *setbacks* adjacent to streets, not used for other purposes, shall be improved with permanently maintained plant material or ground cover that retains its leaves year-round. Such landscaping shall extend to the street curb line, where appropriate. Trees shall be planted along the street frontage of the property.

Article 9, Section 8109-3.5 – Standards for the Light Industrial (IND) Zone, of the Ventura County Ordinance Code, under Section 8109-3 (Standards for Industrial Zones), is hereby amended to read as follows:

Sec. 8109-3.5 - Light Industrial (IND) Zone

The regulations of the Old Town Saticoy Development Code, Article 19, apply to the IND Zone, in addition to the regulations of Section 8109-0 et seq. and Section 8109-3.1.

Article 9, Section 8109-4 – Standards for Overlay and Special Purpose Zones, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8109-4 - Overlay and Special Purpose Zones

Article 9, Section 8109-4.1 – Scenic Resource Protection Overlay Zone, of the Ventura County Ordinance Code, under Section 8109-4 (Standards for Overlay and Special Purpose Zones), is hereby amended to read as follows:

Sec. 8109-4.1 - Scenic Resource Protection (SRP) Overlay Zone

Article 9, Section 8109-4.1.1 – Application, of the Ventura County Ordinance Code, under Section 8109-4 (Standards for Overlay and Special Purpose Zones), under subsection 8109-4.1 (Scenic Resource Protection Overlay Zone) is hereby amended to read as follows:

Sec. 8109-4.1.1 - Application

The abbreviated reference for this zone when applied to a *base zone* shall be "SRP." The suffix "SRP" is added to a *base zone* (e.g., RA-40 ac/SRP), but has no effect on the provisions of the *base zone*, except as provided herein.

Article 9, Section 8109-4.1.2 – Required Permits, of the Ventura County Ordinance Code, under Section 8109-4 (Standards for Overlay and Special Purpose Zones), under subsection 8109-4.1 (Scenic Resource Protection Overlay Zone) is hereby amended to read as follows:

Sec. 8109-4.1.2 - Required Permits

In the SRP *Overlay Zone*, the permit requirements of Article 5 of this Chapter shall apply to any proposed *use* or *structure*. A *Planning Director*-approved Planned Development Permit is also required whenever any one of the following actions are proposed:

- a. *Grading* that results in an excavation or fill of a *height* of more than 5 feet, or involves a cumulative area of 1,000 square feet or larger.
- b. Construction of new *structures* that meet any of the following characteristics:
 - (1) The proposed *structure* exceeds a *height* of 15 feet; or
 - (2) Any part of a proposed *structure* is located within 20 vertical feet of the nearest crest of a prominent ridgeline, unless the *applicant* can demonstrate that the *structure* will not be silhouetted on the ridgeline as viewed from a *public road or street* in the Ventura County Regional Road Network, a County-designated scenic lake, or *public road or street* specified in the Ojai Valley Area Plan; or
 - (3) The proposed *structure(s)* cumulatively exceeds 1,000 square feet, or 20 percent of the floor area of an existing *structure* located within 40 feet, whichever is greater.

- c. Increase in the *height* or size of any existing *structure* that exceeds either one of the following:
 - (1) 20 percent of the existing *structure's height* where the existing *structure* is located within 20 vertical feet of the nearest crest of a prominent ridgeline, whichever is more restrictive, unless the *applicant* can demonstrate that the *structure* will not be silhouetted on the ridgeline as viewed from a *public road or street* right-of-way in the Ventura County Regional Road Network, a County-designated scenic lake, or *public road or street* specified in the Ojai Valley Area Plan; or
 - (2) 20 percent cumulative increase in the size of an existing *structure's* floor area or 1,000 square feet, whichever is greater.
- d. Destruction or removal of 1,000 square feet or more of *native vegetation*. At the time of application submittal, the *Planning Director* may require the submittal of an Initial Study Biological Assessment (ISBA) prepared by a qualified biologist to confirm the amount and type of *vegetation* to be removed and recommend feasible mitigation measures, if applicable.

Article 9, Section 8109-4.1.3 – General and Special Exemptions, of the Ventura County Ordinance Code, under Section 8109-4 (Standards for Overlay and Special Purpose Zones), under subsection 8109-4.1 (Scenic Resource Protection Overlay Zone) is hereby amended to read as follows:

Sec. 8109-4.1.3 - General and Special Exemptions

A project involving the destruction or removal of 1,000 square feet or more of *native vegetation* pursuant to Section 8109-4.1.2(d) above is not eligible for any of the exemptions in this section.

- a. A Planned Development Permit is not required if the *applicant* can demonstrate to the satisfaction of the *Planning Director* or designee that proposed *grading* or *structures* will not be visible from any *public road or street* in the Ventura County Regional Road Network or County-designated scenic lake identified in the *General Plan*, or *public road or street* specified in the Ojai Valley Area Plan. Visibility from such streets or roads shall be measured from the sidewalk, if available, or as close as practicable to the edge of pavement.
- b. A Planned Development Permit is not required for:
 - (1) Restoration of land to its prior condition following floods, landslides or other natural disasters;
 - (2) Construction of an at-grade swimming pool or spa on a previously approved graded area;
 - (3) Re-grading of existing or previously irrigated agricultural areas for agricultural purposes so long as no new excavation or fill would exceed the *height* of 5 feet;
 - (4) Removal of:
 - (i) agricultural crops,
 - (ii) *vegetation* on previously cultivated agricultural areas that have been abandoned for up to 5 years or on land classified as Prime, Statewide Importance or Unique on the California Department of Conservation Important Farmlands Inventory,
 - (iii) landscape vegetation, and
 - (iv) non-native *invasive* or *watch list species* of plants found on the list compiled by the California Invasive Plant Council; or

- (5) *Vegetation modification* adjacent to existing *buildings* as required by the Ventura County Fire Protection District (VCFPD) pursuant to VCFPD Ordinance, or pursuant to a Community Wildfire Protection Plan or similar *fuel modification/wildfire* protection plan adopted by the VCFPD.

Article 9, Section 8109-4.1.4 – Required Tree Permit, of the Ventura County Ordinance Code, under Section 8109-4 (Standards for Overlay and Special Purpose Zones), under subsection 8109-4.1 (Scenic Resource Protection Overlay Zone) is hereby amended to read as follows:

Sec. 8109-4.1.4 - Required Tree Permit

A ministerial or discretionary Tree Permit shall be obtained from the applicable *decision-making authority* pursuant to Section 8107-25 et seq. to *alter* or *destroy* any *protected tree*, or for any trenching, excavating or applying poisons within the drip line of a *protected tree*, or within 15 feet of the trunk of a *protected tree*. If a discretionary *entitlement* is required to develop within the SRP *Overlay Zone* pursuant to Section 8109-4.1.2, and a Tree Permit is also required pursuant to Section 8107-25, both permits shall be processed concurrently.

Article 9, Section 8109-4.1.5 – Development Standards, of the Ventura County Ordinance Code, under Section 8109-4 (Standards for Overlay and Special Purpose Zones), under subsection 8109-4.1 (Scenic Resource Protection Overlay Zone) is hereby amended to read as follows:

Sec. 8109-4.1.5 - Development Standards

- a. All *discretionary* development shall be sited and designed to:
 - (1) Prevent significant degradation of a scenic view or vista;
 - (2) Minimize alteration of the natural topography, physical features and vegetation;
 - (3) Utilize native plants indigenous to the area for re-vegetation of graded slopes, where appropriate considering the surrounding vegetative conditions;
 - (4) Avoid silhouetting of *structures* on ridge tops that are within public view;
 - (5) Use materials and colors that blend in with the natural surroundings and avoid materials and colors that are highly reflective or that contrast with the surrounding vegetation and terrain, such as large un-shaded windows, light colored roofs, galvanized metal, and white or brightly colored exteriors.
 - (6) Minimize lighting that causes glare, illuminates adjacent properties, or is directed skyward.
- b. The following *signs* are prohibited in the SRP *Overlay Zone*:
 - (1) All on-site freestanding *advertising, identification and noncommercial message signs* over 5 feet in *height*; and
 - (2) All off-site *advertising signs*.

Article 9, Section 8109-4.2 – Standards and Procedures for Specific Plan (SP) Zone, of the Ventura County Ordinance Code, under Section 8109-4 (Standards for Overlay and Special Purpose Zones), is hereby amended to read as follows:

Sec. 8109-4.2 – Specific Plan (SP) Zone

Article 9, Section 8109-4.3 – Standards and Procedures for Timberland Preserve (TP) Zone, of the Ventura County Ordinance Code, under Section 8109-4 (Standards for Overlay and Special Purpose Zones), is hereby amended to read as follows:

Sec. 8109-4.3 – Timberland Preserve (TP) Zone

Article 9, Section 8109-4.5.2 – Ministerial Design Permit, of the Ventura County Ordinance Code, under Section 8109-4 (Standards for Overlay and Special Purpose Zones), under subsection 8109-4.5 (Community Business District Overlay Zone), is hereby amended to read as follows:

Sec. 8109-4.5.2 – Ministerial Design Permit

In the *CBD Overlay Zone*, a Ministerial Design Permit shall be obtained when no other discretionary *entitlement* is required, pursuant to Section 8105-5 of this Chapter, for any alterations to the exterior of a *building or structure*, including signage, color of the architecture, remodeling, and/or construction of any *buildings or structures*. A Ministerial Design Permit shall be processed in the same manner as a Zoning Clearance if the proposed project is consistent with the design guidelines adopted in the Piru Area Plan, meets the findings to issue a Zoning Clearance pursuant to Section 8111-1.1.1(b), and does not violate any provision of local, state, or federal law.

Article 9, Section 8109-4.5.4 – Deviations from Development, Parking, Landscape and Sign Standards, of the Ventura County Ordinance Code, pertaining to the Community Business District Overlay Zone, is hereby amended to read as follows:

Sec. 8109-4.5.4 – Deviations from Development, Parking, Landscaping, and Sign Standards

Deviations from the following development, parking, landscaping, and *sign* standards may be approved by the *decision-making authority*, provided the deviations meet the standards set forth in Section 8109-4.5.3(a) and (b), and the *MWEL*, where applicable:

- a. Required Minimum Setbacks (Section 8106-1.2).
- b. Maximum Structure Height (Section 8106-1.2).
- c. Parking Requirements in accordance with Section 8109-4.5.5(d)(8) (Section 8108-4).
- d. Landscaping (Section 8106-8.2).
- e. Prohibited Signs: Projecting Signs (Section 8110-4(i)).
- f. General Sign Standards: Location (Section 8110-5.2).
- g. Window Signs (Section 8110-6.13).

Article 9, Section 8109-4.5.5 – Mixed-Use Development, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8109-4.5.5 – Mixed-Use Development

Mixed-use development shall comply with the following requirements:

- a. Design Considerations: A *mixed-use development* shall be designed to achieve the following objectives:
 - (1) A pedestrian friendly environment. Design emphasis should be given to the pedestrian through the provision of inviting *building* entries, street-level amenities such as the use of plazas, courtyards, walkways, and street furniture.
 - (2) The design shall provide for internal compatibility between the different *uses*. Potential noise, hours of operation, odors, glare and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and non-residential *uses* on the same site.

- (3) The design shall include features to minimize potential impacts on adjacent properties.
 - (4) Privacy between residential units and non-residential *uses* or *structures* on the site shall be maximized. The residential units shall be designed to include characteristics that are similar to a typical residential *building*.
 - (5) Site planning and *building* design shall be compatible with and enhance the adjacent and surrounding neighborhood in terms of scale, *building* design, color, exterior materials, roof styles, lighting, landscaping and signage.
- b. Mixed Uses: Unless otherwise specified in an applicable area plan or specific plan, a *mixed-use development* project may combine residential units with any other *use* or combination of *uses* allowed in the *base zone*. Where a *mixed-use development* is proposed with a *use* that is otherwise required to have a Conditional Use Permit the entire *mixed-use development* shall be subject to the Conditional Use Permit requirement.
 - c. Maximum Density: The maximum density allowed for a *mixed-use development* shall be 15 *dwelling units* per acre. If a higher density is allowed on an adjacent residentially zoned *parcel*, the density of the *mixed-use development* may be increased to be consistent with the adjacent residentially zoned *parcel*.
 - d. Site Layout and Project Design Standards: Each proposed *mixed-use development* shall comply with the development standards of the underlying *base zone* as described in Section 8106-1.2 of this Chapter, except as may otherwise be provided in an applicable area plan or specific plan. Additionally, a *mixed-use developments* shall comply with the following requirements:
 - (1) Location of Residential Units: Residential units shall not occupy ground floor space.
 - (2) Loading Areas: Commercial loading areas shall be located as far as practically feasible from the residential units and shall be screened from view from the residential portion of the *mixed-use development* to the extent feasible.
 - (3) Refuse and Recycling Areas: Shared areas for collection and storage of refuse and *recyclable materials* shall be located on the site in locations that are convenient for both the residential and non-residential *uses*.
 - (4) Lighting: Lighting for commercial *uses* shall be appropriately shielded to avoid or mitigate negative impacts on the residential units.
 - (5) Noise: All residential units shall be designed to minimize adverse impacts from noise generated by the non-residential *uses*, in compliance with County noise standards. An acoustical analysis (i.e., noise study) prepared by a qualified noise consultant may be required to recommend specific measures to ensure compliance with County noise standards.
 - (6) Hours of Operation: Business hours for commercial operations within a *mixed-use development* shall be limited to 8:00 a.m. to 6:00 p.m., unless otherwise specifically approved by the *decision-making authority*, and included as part of the discretionary *entitlement*.
 - (7) Open Space: A minimum of 80 square feet of private usable open space shall be provided for each residential unit within the *mixed-use development*. The open space requirement may be met through provision of patios, decks or enclosed yard areas.
 - (8) Parking: *Mixed-use development* shall comply with the parking requirements set forth in Section 8108 et seq. of this Chapter, except that the non-residential parking requirement may be modified pursuant to Section 8109-4.5.4 above.

- e. Required Findings for Mixed-Use Development: In addition to the discretionary permit findings required in Section 8109-4.5.3 above, the *decision-making authority* must make the finding that the *mixed-use development* complies with the standards and requirements of Section 8109-4.5.5(a) through (d) above.

Article 9, Section 8109-4.6.7(a) – Permit Application, Processing and Fees, of the Ventura County Ordinance Code, pertaining to homeshares and short-term rental operations, is hereby amended to read as follows:

Sec. 8109-4.6.7 – Permit Application, Processing and Fees

- a. Applications for the initial issuance and renewal of permits under this section shall meet the application filing requirements and the documents and project plans requirements as established by the *Planning Director* or designee pursuant to Sections 8111-2.1 through 8111-2.4 of this Chapter. As part of each application, the *applicant* shall submit documentation, as specified by the *Planning Director* or designee, needed to determine permit eligibility and compliance with all other requirements of this section.

Article 9, Sections 8109-4.6.10.2 – Monitoring, of the Ventura County Ordinance Code, pertaining to homeshares and short-term rental operations, is hereby amended to read as follows:

Sec. 8109-4.6.10.2 – Monitoring

County monitoring shall be required for each *homeshare* and *short-term rental* operation issued a permit. The *permittee* shall be responsible for all monitoring costs associated with the operation. Each *application request* for a permit under this section shall be accompanied by payment of a code compliance review deposit in accordance with the Board-adopted Fee Schedule. If the *County* bills against the deposit, the *permittee* shall replenish the deposit within 7 days after the *County's* written request to the *permittee*.

Article 9, Sections 8109-4.7.2(d)(4) – Existing Lighting, of the Ventura County Ordinance Code, pertaining to existing outdoor lighting for commercial and industrial uses in commercial and industrial zones located in the Dark Sky Overlay Zone, is hereby amended to read as follows:

- d. Existing Outdoor Lighting for Commercial and Industrial Uses in Commercial and Industrial Zones: Existing *outdoor lighting* installed for commercial and industrial uses in a commercial or industrial zone are subject to the following:
 - (4) Permitted Facilities: Notwithstanding subsection (d)(3) above, all existing lighting approved in conjunction with a *use* and/or *structure* authorized by a discretionary permit granted pursuant to this Chapter may remain in use past November 1, 2021, subject to the applicable requirements of subsections (d)(1) and (d)(2) above. Upon approval of a Minor or Major Modification to the subject discretionary permit, in accordance with Section 8111-6.1.2 of this Chapter, all such lighting shall be required to be modified or replaced so that the lighting conforms to the standards and requirements of Section 8109-4.7.4 below, with the replacement lighting to be phased in within a reasonable time period past November 1, 2021.

Article 9, Sections 8109-4.8.2.4(b)(4) – Existing Lighting; Standards and Requirements, of the Ventura County Ordinance Code, pertaining to existing outdoor lighting in the Habitat Connectivity and Wildlife Corridor Overlay Zone, is hereby amended to read as follows:

- b. Standards and Requirements. Except as provided in Sec. 8109-4.8.2.4.a regarding existing *lighting*, the following standards and requirements apply to *lighting* and use thereof subject to and not prohibited by this Sec. 8109-4.8.2:
 - (4) Maximum Lumens - All *outdoor lighting*, except that used for *security lighting*, *outdoor recreational facility* lighting, and *driveway* and *walkway* lighting, shall have a maximum output of 850 *lumens* per *luminaire*.

- i. *Driveway* and walkway lighting shall have a maximum output of 100 *lumens* per *luminaire*.
- ii. See Sec. 8109-4.8.2.4.b(5) for standards regarding *security lighting*.
- iii. See Sec. 8109-4.8.2.4.b(7) for standards regarding *outdoor recreational facility* lighting.

Article 9, Section 8109-4.8.3.5 (b) – Surface Water Features – Setbacks and Permitting, of the Ventura County Ordinance Code, pertaining to Habitat Connectivity Wildlife Corridor Overlay Zone regulations, is hereby amended to read as follows:

Sec. 8109-4.8.3.5 – Surface Water Features – Setbacks and Permitting

- b. A Zoning Clearance issued pursuant to Sec. 8111-1.1 is required to authorize any *vegetation modification* subject to and not prohibited by this Sec. 8109-4.8.3 that is limited exclusively to *invasive plants* within a *surface water feature*. An application for such a Zoning Clearance shall include, in addition to all other information required by the Planning Division pursuant to Sections 8111-2.1 and 8111-2.4, the following: (i) photographs of all *vegetation* proposed to be removed; (ii) identification of all *invasive plants* to be removed; (iii) method by which the removal will occur; and (iv) measures that will be taken to ensure that no *native vegetation* is damaged or removed. The Zoning Clearance shall prohibit the damaging or removal of *native vegetation* and shall require implementation of the identified measures to ensure that no *native vegetation* is damaged or removed.

Article 9, Section 8109-4.8.3.8(a) – Discretionary Permit Applications, Development Guidelines, and Permit Approval Findings, of the Ventura County Ordinance Code, pertaining to Habitat Connectivity Wildlife Corridor Overlay Zone regulations, is hereby amended to read as follows:

Sec. 8109-4.8.3.8 – Discretionary Permit Applications, Development Guidelines, and Permit Approval Finding

The following shall apply whenever a *discretionary* permit or modification thereto is required to authorize development pursuant to this Sec. 8109-4.8.

- a. Permit applications shall include, among all other information required by the Planning Division pursuant to Secs. 8111-2.1 and 8111-2.4, documentation, prepared by a qualified biologist, identifying all *surface water features*, *wildlife crossing structures*, landscape features such as *riparian* corridors and ridgelines, undeveloped areas, and other areas and features on the *lot* that could support *functional connectivity* and wildlife movement, or that could block or hinder *functional connectivity* and wildlife movement such as roads, *structures*, and *fences*. The permit application and supporting documentation shall also address the proposed development's consistency with the development guidelines stated in subsection b below. Additional information and study may be required in order to review a proposed development under the *California Environmental Quality Act* or other applicable law.

Article 9, Section 8109-4.9.2(f)– Exemptions, of the Ventura County Ordinance Code, pertaining to critical wildlife passage areas overlay zone regulations, is hereby amended to read as follows:

Sec. 8109-4.9.2 – Exemptions

- f. *Agricultural shade/mist structures*, *portable animal shade structures* authorized by Section 8107-2.2.1(b) of this Chapter, and above-ground fuel storage as an *accessory use*.

Article 9, Section 8109-4.9.2(m)– Exemptions, of the Ventura County Ordinance Code, pertaining to Critical Wildlife Passage Areas overlay zone regulations, is hereby amended to read as follows:

m. The following land *uses* set forth in Art. 5, except that an associated structure or *wildlife impermeable fencing* subject to this Sec. 8109-4.9 is not exempt unless covered by a separate exemption in this Sec. 8109-4.9.2:

- (1) *Animal Keeping and Animal Husbandry (domestic animals, horses & other equines, including more than permitted by Art. 7)*
- (2) *Agricultural Crop and Orchard Production Including Packaging or Preliminary Processing Involving No Structures*
- (3) *Apiculture*
- (4) *Aquaculture/Aquiculture*
- (5) *Vermiculture (open beds)*
- (6) *Agricultural Promotional Uses*
- (7) *Home Occupations*
- (8) *Cemeteries*
- (9) *Cultural/historic uses*
- (10) *Filming Activities*
- (11) *Firewood operations*
- (12) *Exploration Drilling*
- (13) *Botanic Gardens and Arboreta*
- (14) *Athletic Fields*
- (15) *Golf Courses*
- (16) *Parks*
- (17) *Wholesale Nurseries for Propagation*

Article 9, Section 8109-4.9.4(a) – Discretionary Permit Applications and Approval Standards, of the Ventura County Ordinance Code, pertaining to Critical Wildlife Passage Areas Overlay Zone regulations, is hereby amended to read as follows:

Sec. 8109-4.9.4 – Discretionary Permit Applications and Approval Standards

The following apply whenever a *discretionary* permit or modification thereto is required to authorize development pursuant to this Sec. 8109-4.9.

- a. Permit applications shall include, among all other information required by the Planning Division pursuant to Secs. 8111-2.1 and 8111-2.4, documentation, prepared by a qualified biologist, identifying all *surface water features, wildlife crossing structures*, landscape features such as *riparian corridors and ridgelines*, undeveloped areas, and other areas and features on the *lot* that could support *functional connectivity* and wildlife movement, or that could block or hinder *functional connectivity* and wildlife movement such as *roads, structures, and fences*. The permit application and supporting documentation shall also address the proposed development's consistency with the development guidelines stated in subsection b below. Additional information and study may be required in order to review a proposed development under the *California Environmental Quality Act* or other applicable law.

Section 10

ARTICLE 10:
SIGN REQUIREMENTS

Article 10, Section 8110-5.1 - Sign Standards, of the Ventura County Ordinance Code, pertaining to provisions in the footnotes, is hereby amended to read as follows:

See following page.

Sec. 8110-5.1 - Sign Standards

OPEN SPACE, AGRICULTURAL AND R-ZONES					
Sign Type	On-Site			Off-Site	
	Attached	Freestanding		Freestanding	
	Identification/Noncommercial Messages (l)		Real Estate (a)	Tract (b, k)	
Maximum number per lot	1	1	1	1	
Permitted area (square feet)	Lesser of 20 or F*/20 (o)	Lesser of 25 or F*/10 (square feet)	12(c)	72	
Maximum Height (feet)	Not above wall to which it is attached	5	10	10	
Maximum Length (feet)	(d)	10	16	16	
COMMERCIAL AND INDUSTRIAL ZONES					
Sign Type	On-Site			Off-Site	
	Attached	Freestanding		Freestanding	
	Identification		Real Estate (a)	Advertising (e)	Tract (f, k)
Maximum number per lot	No limit	(g)	1	1, Irrespective of type	
Permitted area (square feet)	(h)	Greater of 10 or F*/5 to max. of 200	12(c)	See Sec. 8110-6.7.5	72
Maximum Height (feet)	(i)	Lesser of 25 or <i>height</i> of highest <i>building</i> on site	16	25	10
Maximum Length (feet)	(d)	25	25	25(j)	16

*F = Total street frontage of lot in linear feet.

(a) Only those real estate signs over 12 sq. ft. require Zoning Clearance.

(b) Prohibited in Open Space Zones; see also Sec. 8110-6.12.

(c) Real estate signs may exceed 12 sq. ft. by one square foot for each 10 feet by which the width of the lot, or two or more contiguous lots in single ownership, exceeds 70 feet, to a maximum of 72 sq. ft.

(d) Sign may be as long as the building wall to which it is attached, and may wrap around a corner, but may not project beyond a corner.

(e) Permitted in M2 and M3 Zones only; see also Sec. 8110-6.7. (AM. ORD. 4377 – 1/29/08)

(f) Permitted on vacant property in CPD and M-Zones only; see also Sec. 8110-6.12. (AM. ORD. 4377 – 1/29/08)

- (g) Large *sites* may have signs 500 feet apart; maximum 200 sq. ft. of total freestanding sign area per *lot*. A drive-through restaurant may have an extra 16-square foot menuboard; see Section 8110-6.14.
- (h) Each wall or *building* face is permitted 1-sq. ft. of sign area per linear foot of wall length; maximum 120 sq. ft., regardless of the number of *signs*.
- (i) *Sign* may not extend above the eaves of a gable roof, nor more than 2 feet above the face of the canopy or a parapet wall to which it is attached.
- (j) For 375-sq. ft. *signs*, the length may be increased to 36 feet.
- (k) Prohibited in SRP *Overlay Zone*; see also Sec. 8109-4.1.5(b).
- (l) *Agricultural sales facilities* may have additional signs in accordance with Sec. 8107-20.5(f).
- (m) *Assembly Uses* may have up to 20 sq. ft. of attached sign regardless of *lot width*. (AM ORD. 4411 – 3/2/10)
- (n) *Assembly Uses* may have up to 25 sq. ft. of freestanding sign regardless of *lot width*. (AM ORD. 4411 – 3/2/10)
- (o) Principal *Structures* Related to *Agriculture*, Except *Shade/Mist Structures*, over 20,000 sq. ft. in size, may have 1-sq. ft. of sign area per 2 linear feet of wall length, regardless of the number of signs. The *Planning Director* may approve additional sign area, to a maximum total of 120 sq. ft. per qualified *building*, as part of a complete Sign Program for the *site*. Such Sign Program may be approved as a modification to an existing permit, such as a Conditional Use Permit or Planned Development Permit. If no such permit exists for the *site*, the *applicant* shall submit the Sign Program as part of a Planned Development Permit.

Article 10, Section 8110-5.2.2, of the Ventura County Ordinance Code, pertaining to location of signs, is hereby amended to read as follows:

Sec. 8110-5.2.2

No sign shall be erected within a *clear sight triangle* unless such sign is in compliance with the provisions of this Article 10 and Section 8106-8.4 of this Chapter.

Article 10, Section 8110-6.1 – Bench Signs, of the Ventura County Ordinance Code, pertaining to specific regulations by type of sign, is hereby amended to read as follows:

Sec. 8110-6.1 - Bench Signs

Bench *signs* are permitted at bus stops designated on a valid bus schedule. The copy area of such *signs* shall be a maximum of 4 square feet in OS, AE, and *R-Zones*, and 8 square feet in commercial and industrial zones. No bench *sign* shall extend beyond the edges of the bench backrest.

Article 10, Section 8110-6.2 – Canopy Signs, of the Ventura County Ordinance Code, pertaining to specific regulations by type of sign, is hereby amended to read as follows:

Sec. 8110-6.2 - Canopy Signs

Canopy *signs* may extend to within 1 foot of the edge of a canopy from which the *sign* is suspended. *Signs* painted on or affixed to canopies shall be considered part of the total allowable area of *attached signs* for that *building*. *Signs* suspended under canopies which project over private walks or drives open to the public shall be limited to an area of 8 square feet per *sign*.

Article 10, Section 8110-6.7.6, of the Ventura County Ordinance Code, pertaining to freestanding off-site advertising signs, is hereby amended to read as follows:

Sec. 8110-6.7.6

In addition to the permit standards of Sec. 8111-1.2.1.1, the following design criteria shall be considered in the reviewing of all Conditional Use Permit applications:

- a. Sign *structures* shall be of the most modern design and aesthetically attractive type feasible.
- b. The number of *light fixtures* shall be kept to a minimum and integrated into the design of the *structure*.
- c. On developed *sites*, landscaping shall be used to enhance the appearance of the sign, and to the extent possible, to allow the sign to blend with the remainder of the *site*.

- d. The use of planter boxes to improve the appearance of the sign base, and trees to mask the unused side of a single-faced sign, are encouraged.
- e. Sign poles and other non-copy elements shall be made to blend visually with the color(s) and texture(s) of the background, including any *buildings*.

Article 10, Section 8110-6.8.2 – Political Sign Registration, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8110-6.8.2 - Political Sign Registration

In order to keep track of the placement of temporary political signs to assure removal subsequent to an election, such signs shall be registered with the Planning Division by the candidate or his or her registered agent, or, when a ballot proposition is involved, by an authorized agent of the group or organization sponsoring the signs, prior to the distribution of such signs for the attachment or installation on any property. Registration of political signs shall be on forms available in the Planning Division and shall be accompanied by an agreement signed by the candidate or his or her authorized agent, or when a ballot proposition is involved, by an authorized agent of the group or organization sponsoring the signs, that within 10 days after the election all political signs shall be removed, and a certified statement by the registrant that consent will be obtained from each owner of the property on which a sign is to be posted.

Article 10, Section 8110-6.9.1 – Attached Signs, of the Ventura County Ordinance Code, pertaining to service station signs, is hereby amended to read as follows:

Sec. 8110-6.9.1 - Attached Signs

Attached *signs* are permitted as follows:

- a. Maximum permitted area in square feet is three times the square root of the area (in square feet) of the wall or canopy face. Maximum 200 square feet for all attached signs, except that when wall area exceeds 5,000 square feet, the sign area may be increased by ten square feet for each additional 500 square feet of wall area over 5,000, to a maximum of 300 square feet. (AM.ORD.3749-10/29/85)
- b. Maximum Height: 16 feet, provided that the *sign* does not extend above the eaves of a gable roof nor more than 2 feet above the face of the canopy or parapet wall to which it is attached.
- c. Brand name insignia, emblems or medallions may be attached to the *building* frontage of the service station. Symbol background area may be 14 square feet maximum per symbol, maximum 10 feet horizontally and maximum 8 feet vertically.

Article 10, Section 8110-6.9.2 – Freestanding Signs, of the Ventura County Ordinance Code, pertaining to service station signs, is hereby amended to read as follows:

Sec. 8110-6.9.2 - Freestanding Signs

Freestanding *signs* are permitted as follows:

- a. Maximum area in square feet is the lesser of 120 or $0.8(F)-40$, where "F" is the *lot* frontage in linear feet.
- b. Maximum *height* is 25 feet or 1.8 times the square root of the *lot* frontage, whichever is less. (AM.ORD.3730-5/7/85)

Article 10, Section 8110-6.11 – Temporary Signs, of the Ventura County Ordinance Code, pertaining to service station signs, is hereby amended to read as follows:

Sec. 8110-6.11 - Temporary Signs

Temporary *signs* are permitted as follows:

Section 11

**ARTICLE 11:
ENTITLEMENTS – PROCESS AND PROCEDURES**

ARTICLE 11, SECTION 8111- 1 – ENTITLEMENTS

Article 11, Section 8111-1.2.1 – Discretionary Permits, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8111-1.2.1 - Discretionary Permits

- a. **Planned Development (PD) Permit**: A Planned Development Permit is a permit based upon a *discretionary decision* that is required prior to initiation of specified *uses* and *structures* which are allowed as a matter of right, but which are subject to review and which may be conditioned in order to assure compliance with the requirements of this Chapter, the purposes of the applicable zone, and with the policies of the *General Plan*. Planned Development Permits may be granted by the *Planning Director* through an administrative hearing process, or by the *Planning Commission* or the Board of Supervisors through a public hearing process. In the case of a *use* or development that requires a residential Planned Development Permit and also contemplates a subdivision of property located within the RPD Zone, the Planned Development Permit shall be processed concurrently with the subdivision application. Where the subdivision application would normally be approved by some *decision-making authority* higher than the *decision-making authority* normally specified for approval of the permit by Article 5 of this Chapter, the permit may be approved only by that higher authority. Where the subdivision application would normally be approved by some *decision-making authority* lower than the *decision-making authority* normally specified for approval of the permit by Article 5 of this Chapter or this subsection (a), that lower *decision-making authority* shall defer action on the subdivision application to that higher *decision-making authority*. For the purposes of this section, the *Planning Commission* is a higher authority than the *Planning Director* and the Board of Supervisors is a higher authority than the *Planning Commission*.
- b. **Conditional Use Permit (CUP)**: A Conditional Use Permit is a permit based upon a *discretionary decision* required prior to initiation of particular *uses* not allowed as a matter of right. Such permits are subject to review and may be conditioned to assure compliance with the requirements of this Chapter, the purposes of the applicable zone, and the policies of the *General Plan* and applicable area plan. Such permits may be denied on the grounds of unsuitable location, or may be conditioned to be approved. Conditional Use Permits may be granted through a public hearing process by the Board of Supervisors, the *Planning Commission*, or the *Planning Director*.
- c. **Emergency Use Authorization (EUA)**: The *Planning Director* may authorize, by letter and without a hearing, a *use* or *structure* in an *emergency* situation where delay incident to the normal processing of an application would be physically detrimental to the health, safety, life, or property of the *applicant* or the public. An EUA may only be granted in accordance with the following standards:

- (1) If directly related to an earthquake, flood, tsunami, landslide, *chemical* spill, collision, explosion, or similar disaster or catastrophic physical change that has occurred or is imminent. An EUA may also be granted under other circumstances if the magnitude of the impacts on the public or the *applicant* are, or can be expected to be, comparable to those attributed to the disasters and catastrophic changes referenced above.
 - (2) An EUA shall be valid for a period for no more than 180 days. Where the *use* or *structure* is intended to continue beyond 180 days, application for the appropriate permit shall be made to the appropriate *decision-making authority* in the usual manner within 30 days after issuance of the EUA.
 - (3) The standards of Sections 8111-1.2.1.1 through 8111-1.2.1.8 of this Chapter as applicable to the location and *use*. (AM. ORD. 4639 – 12/17/24)
- d. **Permit Adjustments and Major and Minor Modifications:** These are discretionary actions which authorize the modification of existing permits and are granted through a process set forth in Section 8111-6 of this Chapter.
 - e. **Continuation Permits for Nonconforming Uses and Structures:** A Continuation Permit is a *Planning Commission*-approved discretionary permit to authorize the continued use of *nonconforming uses* and *structures*. A Continuation Permit is subject to the criteria of Section 8113-5.4.
 - f. **Expansion Permits for Nonconforming Uses:** An Expansion Permit is a *Planning Commission*-approved discretionary permit to authorize the *expansion* of existing lawfully *permitted uses* in the OS Zone that were made nonconforming by changes to zoning regulations approved on March 2, 2010. Expansion Permits are subject to the standards in place at the time the *use* was made nonconforming and are subject to the criteria of Section 8113-5.5 of this Chapter.

Article 11, Section 8111-1.2.2.4(b) – Administrative Variances by Planning Director Approval, of the Ventura County Ordinance Code, pertaining to administrative variances, is hereby amended to read as follows:

Sec. 8111-1.2.2.4 - Administrative Variances by Planning Director Approval

A request for a minor variance from certain types of zoning regulations may be approved by the *Planning Director* as an administrative variance, if the standards of Section 8111-1.2.2.2 above are met. The procedures of Section 8111-3 of this Chapter shall be followed. An administrative variance may be granted only in the following situations:

- a. To allow a decrease not exceeding 20 percent in required minimum *setbacks*;
- b. To allow walls, *fences* or hedges to exceed *height* limit regulations by a maximum of one foot in *setback* areas, except in a *clear sight triangle*; and
- c. To allow an increase not exceeding 10 percent for maximum *building lot coverage*, or *sign area* or *height*.

Article 11, Section 8111-1.3.3 – Design Permit, of the Ventura County Ordinance Code, pertaining to processes and procedures of entitlements, is hereby added to read as follows:

Sec. 8111-1.3.3 –Design Permit

When a Design Permit is required, pursuant to Section 8109-4.5.2, it shall be subject to the standards of the CBD *Overlay Zone* of Section 8109-4.5 et seq. and processed in the same manner as Zoning Clearances.

ARTICLE 11, SECTION 8111- 2 – FILING AND PROCESSING OF APPLICATION REQUESTS

Article 11, Section 8111-2.1 – Submission of Applications, of the Ventura County Ordinance Code, pertaining to the filing and processing of application requests, is hereby amended to read as follows:

Sec. 8111-2.1 - Application Filing Requirements

Application requests shall be filed with the Planning Division. No *application request* shall be accepted for filing and processing unless it conforms to the requirements of this Chapter; contains in a full, true and correct form the required materials and information prescribed by the forms supplied by the Planning Division; and is accompanied by the appropriate fees in accordance with the Board-adopted Fee Schedule. *County* staff may refer any *application request* to an independent and qualified consultant for review and evaluation of issues beyond the expertise or staffing capabilities of the *County*. The costs for all such consultant work shall be borne by the *applicant* and are independent of the fees paid to the Planning Division for processing of the *application requests*.

Article 11, Section 8111-2.2 –Applications, of the Ventura County Ordinance Code, pertaining to the process and procedures of entitlements, is hereby amended to read as follows:

Sec. 8111-2.2 - Applications

Applications may be filed as provided in the following sections:

- a. Who May Apply: An application for a Zoning Clearance, Planned Development Permit, Conditional Use Permit, Ordinance Amendment, Variance, or other *entitlement* may be filed by the owner of the property or designated authorized agent, by a lessee who holds a lease with terms that permit the *use* applied for, or by any duly constituted government authority or agent thereof. Regardless of who is the *applicant*, the property owner shall sign the application.
- b. Co-applicants: All holders or owners of any other interests of record in the affected property shall be notified in writing of the permit application and invited to join as *co-applicant*.
- c. Modification, Suspension and Revocation: An application for modification, suspension or revocation of any variance or permit may be filed by any person listed in the preceding section, or by any person or political entity aggrieved; or by an official department, board or commission of the county affected.
- d. Amendments to this Chapter: An application to amend any section this Chapter shall be proposed and processed in accordance with Article 15.
- e. Appeals: An appeal concerning any order, requirement, permit, determination or decision made in the administration or enforcement of this Chapter may be filed in accordance with Section 8111-7.
- f. Processing Applications Where Violations Occur: No *application request* for a new *entitlement* or time extension of an existing *entitlement* whose initial term has expired shall be accepted if a *violation* of Chapter 1 or Chapter 2 exists on the *lot*, unless the acceptance of the application is necessary to abate the existing violation. (AM. ORD. 4123 - 9/17/96 - grammar)

Article 11, Section 8111-2.3 – Content of Applications, of the Ventura County Ordinance Code, pertaining to the process and procedures of entitlements, is hereby amended to read as follows:

Sec. 8111-2.3 - Content of Applications

The form and content of all applications shall be determined by the Planning Division. Additional supporting documentation and information may be required to be submitted with an *application request* such as site plans, floor plans, elevation plans, written narratives, photographs, and other related materials necessary to show that the proposed development, alteration, or *use* of the property complies with all of the provisions of this Chapter and the requirements and

conditions of any applicable existing *entitlement*. If the proposed development will be established in phases, the sequence of such phases shall be provided in the application.

Article 11, Section 8111-2.4 – Applicant’s Responsibilities, of the Ventura County Ordinance Code, pertaining to the process and procedures of entitlements, is hereby deleted and replaced with new provisions pertaining to application processing to read as follows:

Sec. 8111-2.4 – Application Processing and Completeness

- a. Not later than 30 days after the Planning Division has accepted an application under this Chapter, unless an extension has been granted, the *applicant* shall be notified in writing as to whether the application is complete or incomplete, pursuant to the California Permit Streamlining Act sections 65920 through 65923.8, except for projects involving a Zone Change or other County legislative actions, or in other situations which are not subject to the Permit Streamlining Act’s 30-day limit. If the application is determined to be incomplete, the *applicant* shall be notified in writing of the reasons for such determination and of the information needed to make the application complete.
- b. Review of Supplemental Application Information: If any application is deemed incomplete and the *applicant* subsequently submits the required information, the application is then treated as if it were a new filing, and the 30-day review period, if applicable, begins on the day that the supplemental information is submitted.
- c. Termination of Applications:
 - (1) Incomplete Application: Upon written notification to the *applicant*, the *Planning Director* may terminate the processing of an incomplete application if the *Planning Director* determines that the *applicant* did not make a reasonable effort to complete the application for a period of 180 days from the date of notification of incompleteness. An extension to this 180-day period may be granted by the *Planning Director* on written request for an extension by the *applicant* showing good cause. If the *Planning Director* terminates the incomplete application, the County shall refund all unused application fees to the *applicant* pursuant to Section 8111-2.9.3 of this Chapter.
 - (2) Complete Application: Upon written notification to the *applicant*, the *Planning Director* may terminate the processing of a complete application if the *Planning Director* determines that the *applicant* fails to actively pursue the processing of the application for a period of 12 months from the date of notification of application completeness.
- d. Nullification of Applications When Violations Are Discovered: If a *violation* of Chapter 1 or Chapter 2 of the Ventura County Ordinance Code (i.e., the *violation* is not administratively appealed or confirmed on appeal) exists on a *lot* where an *application request* has been accepted for processing or is being processed after being deemed complete, said application shall become null and void and returned to the *applicant*, unless the application is revised by the *applicant* to include abatement of the *violation*. All new applications shall comply with the provisions of this Chapter including, but not limited to, the filing of Late Filing Fees pursuant to Section 8111-2.9.2 and the submission of full, true and correct information.

Article 11, Section 8111-2.10 – Continuance of Permit During Application Renewal Process, of the Ventura County Ordinance Code, pertaining to the process and procedures for entitlements, is hereby amended to read as follows:

Sec. 8111-2.10 - Continuance of Permit During Application Renewal Process

Unless otherwise provided in the conditions of the permit, permits being processed for renewal shall remain in full force and effect until the renewal *application request* is acted on, or up to 24 months maximum or all administrative appeals have been exhausted, provided that:

- a. The renewal *application request* was accepted as complete by the Planning Division prior to the expiration of the permit;

- b. The *permittee* is in compliance with all terms and conditions of the original permit at the time of the application for renewal; and
- c. The *permittee* diligently pursues the renewal *application request* including by timely providing the Planning Division with all requested project information. During the processing of the renewal *application request*, all the terms, conditions, and site/building specifications approved under the original permit shall be adhered to. At the sole discretion of the *Planning Director*, the 24-month period may be extended if the protracted time frame for permit processing was substantially beyond the control of the *applicant*.

ARTICLE 11, SECTION 8111- 4 – DECISIONS ON APPLICATIONS

Article 11, Section 8111-4 – Decisions, of the Ventura County Ordinance Code, pertaining to the process and procedures for entitlements, is hereby amended to read as follows:

Sec. 8111-4 - Decisions

Not more than 40 days following the termination of hearings on an *application request* requiring a *discretionary entitlement* or *decision*, the final *decision-making authority* shall render its decision either by the adoption of a Resolution (for applications decided by the *Planning Commission*) or by the issuance of a Determination Letter (for applications decided by the *Planning Director* or designee). A Resolution or Determination Letter rendering a decision on an *application request* shall recite such conditions and limitations deemed necessary by the *decision-making authority* and shall require that all conditions requiring recordation of an interest in property, and other conditions as appropriate, shall be satisfied prior to issuance of a Zoning Clearance for the *inauguration* of any discretionary *entitlement*.

Article 11, Section 8111-4.1 – Deferral of Decisions on Applications through Section 8111-4.1.1, of the Ventura County Ordinance Code, pertaining to the process and procedures for entitlements, are hereby amended to read as follows:

Sec. 8111-4.1 - Deferral of Decisions on Applications

Sec. 8111-4.1.1

The *Planning Director* may defer action on any discretionary *entitlement* to the *Planning Commission* or Board of Supervisors in accordance with the following:

- a. The *Planning Director* may defer action to the Planning Commission if the project:
 - (1) Results in significant adverse environmental impacts which cannot be mitigated to less than significant levels; or
 - (2) Involves significant public controversy; or
 - (3) May be in conflict with *County* policies, or would necessitate the establishment of new policies; or
 - (4) May be precedent setting; or
 - (5) Should be deferred for any other cause deemed justifiable by the Planning Director.
- b. The *Planning Director* may defer a decision action to the Board of Supervisors if the project:
 - (1) Was heard by the Board of Supervisors as the original decision-making authority; or
 - (2) Was last heard on appeal by the Board of Supervisors and the issue involves, or is related to, one of the points of appeal; or
 - (3) Involves interpretation or new policy making on a substantial issue that clearly requires Board of Supervisors involvement; or

- (4) Should be deferred for any other cause deemed justifiable by the Planning Director.

Article 11, Sections 8111-4.3 – Notice of Final Decision, of the Ventura County Ordinance Code, pertaining to the decisions for entitlements, is hereby amended to read as follows:

Sec. 8111-4.3 - Notice of Final Decision

Not later than 4 days following the effective date of a decision, the Planning Division shall cause the *decision-making authority's* decision to be mailed to the *applicant* or appellant in resolution or letter form, in care of the address appearing on the application or such other address designated in writing by the *applicant* or appellant. In addition, the authority and/or agency whose decision is the subject of an appeal shall also be notified of the decision.

Article 11, Sections 8111-4.4 – Effective Date of Decisions through 8111-4.4.2, of the Ventura County Ordinance Code, pertaining to the effective date of decisions under process and procedures for entitlements, are hereby amended to read as follows:

Sec. 8111-4.4 - Effective Date of Decisions

Sec. 8111-4.4.1

A decision of the *Planning Director* or a decision of the *Planning Commission* is effective at the expiration of the decision's appeal period unless an appeal is filed with the Planning Division in accordance with Section 8111-7 et seq. of this Chapter prior to the expiration of the appeal period.

Sec. 8111-4.4.2

Decisions of the Board of Supervisors are effective on the date they are rendered, except for decisions on Zone Change *application requests* and Text Amendments of this Chapter, which shall become effective on the date set forth in Section 8115-3.5 of this Chapter.

Article 11, Sections 8111-4.7 – Expiration, of the Ventura County Ordinance Code, pertaining to the process and procedures for entitlements, is hereby amended to read as follows:

Sec. 8111-4.7 – Expiration of Permits

- a. Unless otherwise specified in this Chapter or in the permit conditions, any permit hereafter granted that requires a Zoning Clearance becomes null and void if a Zoning Clearance is not obtained by the *permittee* within the time specified in such permit. If no date is specified in the permit, the permit shall automatically expire one year from the effective date of the permit unless the required Zoning Clearance has been issued.
- b. The *permittee* is solely responsible for the timely renewal of a permit; the County has no obligation to notify the *permittee* of the imminent expiration of a permit.

ARTICLE 11, SECTION 8111-6 – MODIFICATION, SUSPENSION AND REVOCATION OF PERMITS

Article 11, Sections 8111-6.1– Modification of Permits, of the Ventura County Ordinance Code, pertaining to the process and procedures for entitlements, is hereby amended to read as follows:

Sec. 8111-6.1 - Modification of Permits (Applicant Initiated)

- a. A permit modification application under this Section 8111-6.1 may be submitted by any individual or entity authorized in Section 8111-2.2. If the modification involves a wireless communication facility, the application must comply with the requirements outlined in Section 8107-45.10 and Section 8106-8.2.9 regarding *landscape plans*.
- b. Upon approval of a modification, the original permit and its conditions of approval remain in effect except as expressly modified.

Article 11, Sections 8111-6.1.1 (Permit or Variance Adjustment), 8111-6.1.2 (Minor Modification), and 8111-6.1.3 (Major Modification), of the Ventura County Ordinance Code, pertaining to the process and procedures for entitlements, are hereby repealed and reenacted to read as follows:

Sec. 8111-6.1.1 – Ministerial Modifications

Ministerial modifications to an *entitlement* shall be approved by Zoning Clearance if the proposed change is consistent with this Chapter, applicable conditions of the *entitlement*, and the standards outlined in Section 8111-1.1.1(b). The following types of modifications are eligible for ministerial approval:

- a. Changes to an entitled *structure(s)* if:
 - (1) The *use* of the *structure(s)* remains the same;
 - (2) The footprint of the *structure(s)* remains in the same location;
 - (3) The *building lot coverage* is reduced or remains the same;
 - (4) The *height* and size of the *structure(s)* does not exceed those of the originally entitled *structure(s)*;
 - (5) Internal remodeling that does not impact the number of required parking spaces, as calculated pursuant to Section 8108-4.1 (Calculation of Required Parking);
 - (6) The change involves minor exterior changes or embellishments; and
 - (7) The change does not conflict with any other development standard of this Chapter.
- b. *Changes of use* within an existing *building* or tenant space, pursuant to Section 8111-1.1.1(a)(2) of this Chapter, if:
 - (1) The *use* is entitled in the same manner as the original *use* pursuant to Section 8105-4 and 8105-5; and
 - (2) The property has sufficient parking to accommodate the *change of use*, as calculated pursuant to Section 8108-4.1 (Calculation of Required Parking).
- c. Changes to an approved landscape plan if:
 - (1) The amount of landscaping is maintained and the purpose of the landscaping is met, as specified in the approved conditions of approval and/or the approved landscape plan; and
 - (2) The landscaping continues to meet the applicable minimum landscape requirements of Section 8106-8.2, Article 7, Article 8 and Article 9 of this Chapter.
- d. Parking lot reconfigurations or restriping are allowed if:
 - (1) The number of motor vehicle and bicycle parking spaces remains unchanged, as specified in the approved conditions of approval and/or the approved site plan of the *entitlement*, or
 - (2) The number of motor vehicle and bicycle parking spaces are changed, the number of spaces meet the minimum required number of spaces and other provisions of Section 8108-4; and
 - (3) The design of the *parking areas* is in compliance with the requirements of Sections 8108-5 and 8108-6 of this Chapter.
- e. Any changes to *grading* or excavation, provided that these changes are limited to areas that were previously approved for disturbance as part of the original *entitlement* and do not result in any new or expanded ground disturbance beyond what was originally authorized.

Sec. 8111-6.1.2 – Discretionary Modifications

Discretionary modifications apply to changes that require a more detailed review and approval process. The following types of changes are considered discretionary modifications:

- a. Permit Adjustment: Permit Adjustments apply to changes that exceed the criteria of a Ministerial Modification pursuant to Section 8111-6.1.1 above, would not alter any of the required approval findings stated or referenced in Sections 8111-1.2.1.1 through 1.2.1.8 or Section 8111-1.2.2.2, nor any findings contained in the environmental document prepared for the *entitlement*, and would not have any adverse impact on surrounding properties. A Permit Adjustment is subject to *Planning Director* approval without a hearing. Additionally, these minor changes shall not circumvent the purpose or lessen the effectiveness of the approved permit conditions and must be consistent with other provisions of this Chapter. Such changes may include, but are not limited to, the following:
 - (1) A cumulative increase not exceeding 10 percent of the approved permit area or *building lot coverage*.
 - (2) A cumulative increase not exceeding 10 percent of the *gross floor area* or *height*, including modifications to the roof design.
 - (3) Changes in *structure* location, including reorientation of *structures*, provided the *structures* are situated within the same general footprint as in the approved permit.
 - (4) Changes to on-site circulation or to the configuration of any street or *access driveway*, provided such change does not negatively affect connections with an existing or planned street, the performance of the circulation system, or public safety.
 - (5) A cumulative increase not exceeding 10 percent of the approved area of walls, *fences*, or similar *structures*, provided the development continues to meet screening requirements.
 - (6) A cumulative increase or decrease not exceeding 10 percent of the total area of on-site identification *signs*.
- b. Minor Modification: Minor modifications apply to changes that require more detailed review and analysis to ensure compliance with the applicable regulations. Minor modifications are subject to Planning Director approval through an administrative public hearing process. Minor modifications apply to changes that:
 - (1) Exceed the criteria of a Permit Adjustment but are not extensive enough to be considered a substantial or fundamental change in land *use* relative to the original permit;
 - (2) Would not have a substantial adverse impact on surrounding properties; and
 - (3) Would not change any findings contained in the environmental document prepared for the original permit.
- c. Major Modification: Major Modifications are substantial or fundamental changes in land *use* relative to the original permit, and/or would alter the findings contained in the environmental document prepared for the project. A Major Modification is subject to approval by the *decision-making authority* that approved the original permit.

ARTICLE 11, SECTION 8111-7 – APPEALS

Article 11, Section 8111-7.1 - General, of the Ventura County Ordinance Code, pertaining to process and procedures for entitlements under Section 8111-7 (Appeals), is hereby amended to read as follows:

Sec. 8111-7.1 - General

- a. An application for an appeal concerning any order, requirement, permit or decision made in the administration of this Chapter may be filed by an aggrieved party within 10 days after the alleged decision-making error, or on the following work day if the tenth day falls on a weekend or holiday.
- b. The *Planning Director's* refusal to accept or process an application until the *applicant* paid all outstanding fees and charges in accordance with Sections 8111-2.1 and 8111-2.9 of this Chapter and Article 3 of the Ventura County Subdivision Ordinance are subject to appeal under this section. In hearing and deciding such an appeal of the *Planning Director's* refusal, the *Planning Commission* shall consider the correctness of the amount of the outstanding debt or charge and whether the debt or charge is owed by the appellant, if such issues are raised by the appellant.
- c. The filing of an appeal shall automatically stay all proceedings in furtherance of the subject request and shall elevate the matter to the County's next-highest *decision-making authority* for de novo review and action anew without altering the request's underlying burden of proof. (See also Section 8111-4.5 of this Chapter.)

Article 11, Section 8111-7.2 - Hearing Body, of the Ventura County Ordinance Code, pertaining to the process and procedures for entitlements under Section 8111-7 (Appeals), is hereby amended to read as follows:

Sec. 8111-7.2 - Hearing Body

All appeals shall be filed with the Planning Division on the appropriate application forms and be addressed to the *decision-making authority* hearing the appeal. The appropriate *decision-making authorities*, unless otherwise stipulated here in this Article, are as follows:

- a. Appeals of *Administrative Decisions* (by the *Planning Director*) shall be heard by the *Planning Commission*, except that Zoning Clearances for *accessory dwelling units* are final decisions and are not subject to appeal.
- b. Appeals of *Planning Commission* decisions shall be heard by the Board of Supervisors.

Article 11, Section 8111-7.3 – Appeal Period, of the Ventura County Ordinance Code, pertaining to the process and procedures for entitlements under Section 8111-7 (Appeals), is hereby amended to read as follows:

Sec. 8111-7.3 - Appeal Period

The appeal period for appeals to *County decision-making authorities* shall end 10 days after the decision being appealed is rendered pursuant to Section 8111-4 of this Chapter, or on the following workday if the tenth day falls on a weekend or holiday.

Article 11, Sections 8111-7.4 through 8111-7.4.4 - Hearing and Notice, of the Ventura County Ordinance Code, pertaining to the process and procedures for entitlements under Section 8111-7 (Appeals), are hereby amended to read as follows:

Sec. 8111-7.4 - Hearing and Notice

Upon receipt of a complete appeal application form and any required fees, the Planning Division shall establish a date, time and place for the hearing. Notice shall be given in the same manner as required for the original request, and shall also be given to the *applicant* and appellant, as the case may be.

- a. The *Planning Director* shall deliver all pertinent information relating to the matter on appeal to the *decision-making authority* hearing the appeal prior to the date of the hearing, unless otherwise directed by that authority.
- b. A matter on appeal may be referred back to the preceding *decision-making authority* for

further report, information or study.

- c. Whenever a matter on appeal has been referred back to the preceding *decision-making authority*, said authority shall respond within 30 days following the date of such referral, unless otherwise specified by the *decision-making authority* making the referral.
- d. Multiple appeals with similar subject matter may be consolidated for hearing on appeal at the discretion of the *Planning Director*.

ARTICLE 11, SECTION 8111- 9 – REASONABLE ACCOMMODATION

Article 11, Section 8111-9.7 - Appeals, of the Ventura County Ordinance Code, pertaining to the appeals of a reasonable accommodation, is hereby amended to read as follows:

Sec. 8111-9.7 – Appeals

Within 10 days of the date of the *Planning Director's* written determination, the *applicant* may file an appeal of the determination pursuant to Section 8111-7 of this Chapter. Appeals of decisions on Reasonable Accommodation Requests will be heard by the *Planning Commission*.

Section 12

ARTICLE 12: LIMITATIONS ON ISSUANCE OF BUILDING PERMITS IN THE OJAI VALLEY TO PROTECT AIR QUALITY

Article 12, Section 8112-0 through Section 8112-9, of the Ventura County Ordinance Code, are hereby deleted in their entirety.

ARTICLE 12: RESERVED FOR FUTURE USE

Section 13

ARTICLE 13: NONCONFORMITIES AND SUBSTANDARD LOTS

Article 13, Section 8113-0 – Purpose, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-0 – Purpose and Applicability

- a. The purpose of this Article 13 is to establish regulations to provide for the continuation, alteration, conversion, or termination of certain classes of lawful *nonconforming uses* and *structures* (excluding signs and billboards) under specific conditions and to regulate substandard *lots* that do not meet the requirements of this Chapter.
- b. This Article 13 applies to *uses* and *structures* that deviate from the regulations outlined in this Chapter, including those that do not comply with current zoning or land use regulations, were lawfully established prior to changes in regulations, and require special consideration due to their nonconforming status.

- c. This Article 13 provides a framework for managing nonconforming uses and structures, as well as substandard lots, to ensure that they are handled in a fair and consistent manner.

Article 13, Section 8113-1 – Nonconforming Structures, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming structures, is hereby amended to read as follows:

Sec. 8113-1 - Nonconforming Structures

This section addresses *structures* that have become nonconforming due to changes in development standards, specifically: *building lot coverage*, *lot area required per structure*, *height* or *setbacks*. If the *structure* is nonconforming only because of these changes, and the *use* therein is permitted or conditionally permitted in the zone then the *structure* is not required to be removed and the *use* is not required to be terminated. The *structure* may be continued and *expanded* or extended on the same *lot* provided that the structural or other alterations for the *expansion* or extension of the *structure* are either required by law, or are in conformance with the regulations in effect for the zone in which such *structures* are located. (AM. ORD. 4618 - 7/25/23)

Article 13, Section 8113-1.1 – Nonconforming Facilities for Nonmotorized Wheeled Conveyances, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-1.1 - Nonconforming Bicycle and Skate Structures

Notwithstanding any other provision of this Article 13, any *structures* for bicycles, skating, or other *nonmotorized conveyances* that do not conform to Section 8107-23 and the subsections thereof shall either be brought into conformance or be removed.

Article 13, Sections 8113-2, 8113-2.1 and 8113-2.2 – Continuation of Existing Nonconforming Mobilehomes, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, are hereby amended to read as follows:

Sec. 8113-2 - Reserved for Future Use

Article 13, Section 8113-4 – The Keeping of Animals, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-4 - The Keeping of Animals

Except for the nonconformities due to the keeping of *roosters* which are regulated by Section 8107-2.3 of this Chapter, nonconformities due to the keeping of all other *animals* as a *use*, number of *animals*, type of *animals*, *minimum lot area* required for *animals*, or other standards for the keeping of *animals* as an *accessory use* to *dwellings*, shall be brought into conformance not later than three years after the same becomes nonconforming, unless a Continuation Permit is granted in accordance with Section 8113-5.4 of this Chapter.

Article 13, Section 8113-5.1 – Uses Not Involving Permanent Structures, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-5.1 – Nonconforming Uses Not Involving Permanent Structures

The *nonconforming use* of land where no permanent *structure* is involved shall be terminated not later than three years after such *use* becomes nonconforming.

Article 13, Section 8113-5.2 – Uses Within Structure Subject to Amortization, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-5.2 – Nonconforming Uses Within Structures Subject to Amortization

This Section 8113-5.2 et seq. applies to nonconforming commercial or industrial *uses* located within: Residential (*R-Zones*), Open Space (OS) or Agricultural Exclusive (AE) Zones. These *nonconforming uses* may be within either conforming or *nonconforming structures*.

a. Amortization Requirements:

- (1) The *nonconforming use* will be subject to *amortization*, which means that it will be phased out over a certain period of time.
- (2) The *amortization* period is calculated based on the square footage of the *structure* at the time the *use* becomes nonconforming. For the first 1,000 square feet, the *amortization* period is 10 years. For each additional 100 square feet over 1,000 square feet, the *amortization* period increases by 1.25 years. The maximum *amortization* period is 60 years. At the end of the *amortization* period, one of the following must occur: the *use* is brought into conformance with this Chapter, it is terminated, or a continuance is obtained through a Continuation Permit pursuant to Section 8113-5.4.
- (3) The effective date of this Chapter or a later amendment that renders a *use* nonconforming will trigger the start of the *amortization* period.

Article 13, Section 8113-5.2.1 – Expansion and Change of Use Prohibited, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-5.2.1 – Expansion and Change of Use of a Nonconforming Use

This section applies to *nonconforming uses* that are subject to *amortization* under Section 8113-5.2 above.

- a. Prohibitions: During the *amortization* period, the following are prohibited, except structural alterations that are required by law may be permitted and *expansions* may be allowed through an Expansion Permit under Section 8113-5.5 of this Chapter:
 - (1) Changing the *nonconforming use* to another *use*,
 - (2) *Expanding* or extending the *nonconforming use* in any way on the same or adjoining land, or
 - (3) *Expanding* or extending the *nonconforming use* into any other portion of a *structure* or *lot*.
- b. After the *amortization* period has ended, *nonconforming uses* shall not be *expanded* or extended beyond the scope of specific conditions granted in a Continuation Permit pursuant to Section 8113-5.4 or changed or modified in any way that would allow them to continue as a *nonconforming use*.

Article 13, Section 8113-5.2.3 – Notice of Amortization, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-5.2.3 – Notice of Amortization

- a. The *Planning Director* is responsible for providing notice (Notice of Amortization) to property owners whose properties or *uses* are nonconforming with the regulations of this Chapter.

- b. The Notice of Amortization must be sent by certified mail and shall include the date on which the *amortization* period will end and all pertinent provisions of this Article 13, including its declared purposes.
- c. The *Planning Director* shall send the Notice of Amortization in a timely manner. If the *amortization* period is less than six months from the date the *Planning Director* becomes aware of the nonconformity, the Notice of Amortization shall specify that the *amortization* period will be extended to at least six months from the date the notice is sent and provide the property owner with a minimum of six months' notice before the end of the *amortization* period.
- d. Failure to send a Notice of Amortization by mail to a property owner due to an unknown address (i.e., not a matter of public record) shall not invalidate any proceedings under this Article.

Article 13, Section 8113-5.3 – Uses Not Amortized, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-5.3 – Nonconforming Uses Not Subject to Amortization

Any *nonconforming use* within a *structure* not otherwise identified in Section 8113-5.2, such as *schools*, residential *uses* in commercial and industrial zones, *uses* or *structures* in excess of the number permitted per *lot* (i.e., excess number of principal *dwelling*s on *lot*), commercial *uses* in commercial zones, and industrial *uses* in industrial zones, may continue, provided that:

Article 13, Section 8113-5.3.1 – Expansion, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-5.3.1 – Expansion of Nonconforming Uses and Structures

No additions or enlargements shall be made to such *nonconforming use* or the *structure* in which a *nonconforming use* is located, except for alterations which may be required by law, *expansions* within the existing *structure* if no *structural alterations* are made, *expansions* as allowed by Section 8113-5.5, or additions to existing principal *dwelling*s in residential zones, which otherwise conform to the specific development standards of the zone in which the *use* is located. In the case of principal *dwelling*s in excess of the number permitted per *lot*, only one such *dwelling* may be *expanded*. The *height* and *setback* standards of the R1 Zone shall apply to a nonconforming residential *use* in a commercial or industrial zone.

Article 13, Section 8113-5.3.2 – Change of Use, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-5.3.2 – Change of Use of a Nonconforming Use

A *nonconforming use* may be changed to a *use* that is similar, provided that it has a parking requirement that is the same as or less than the *nonconforming use*, except that the *nonconforming use* may not be changed to a *use* that requires a Conditional Use Permit under this Chapter.

Article 13, Section 8113-5.3.3 – Discontinuance and Change of Use Status, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-5.3.3 – Discontinuance and Change of Use Status of a Nonconforming Use

The discontinuance for a period of 180 or more days of the *nonconforming use*, or a change of the *nonconforming use* to a conforming *use*, a dissimilar *use*, or a conditionally permitted *use*, constitutes abandonment and termination of the nonconforming status of the *use*.

Article 13, Section 8113-5.4 – Continuance of Nonconforming Uses and Structures, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-5.4 - Continuance of Nonconforming Uses and Structures (Continuation Permit)

- a. Grounds for Continuance: A Continuation Permit may only be granted if the following standards are met, or if the *Planning Commission* imposes conditions and limitations as necessary to allow the following standards to be met:
 - (1) Special circumstances apply to any such *use* or *structure* that do not apply generally to other *uses* and *structures* in the same vicinity and zone; and
 - (2) The continuance is not detrimental to the public interest, health, safety, convenience, or welfare.
- b. Application Process for Continuance: Any *application request* for a Continuation Permit must be filed with the Planning Division prior to permit expiration or within 30 days following the service of a Notice of Termination and Order to Comply in accordance with Section 8113-5.2.4.

Article 13, Section 8113-5.5 – Expansion of Nonconforming Uses in the Open Space Zone, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-5.5 – Expansion of Nonconforming Uses in the Open Space (OS) Zone (Expansion Permit)

Uses that are no longer permitted in the OS Zone due to changes to zoning regulations approved on March 2, 2010, may be *expanded* with an Expansion Permit. An Expansion Permit may only be granted if all of the following standards are met, or if the *Planning Commission* imposes conditions and limitations as necessary to allow the following standards to be met:

- a. The *expansion* is 25 percent or less of the total square footage in *gross floor area* of the *buildings* or the total square footage of the permit area that existed, or were lawfully permitted, on March 2, 2010; and
- b. The *expansion* of the *nonconforming use* is not detrimental to the public interest, health, safety, convenience, or welfare.

Article 13, Section 8113-6 (Destruction), of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-6 – Destruction of Nonconforming Structures and Structures Containing Nonconforming Uses

The following provisions shall regulate the destruction of *nonconforming structures* and *structures* containing *nonconforming uses* in the given situations:

Article 13, Section 8113-6.1 (Uses Not Amortized), Section 8113-6.1.1, Section 8113-6.1.2, Section 8113-6.2 (Uses Amortized), Section 8113-6.2.1 and 8113-6.2.2, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, are hereby repealed and reenacted to read as follows:

Sec. 8113-6.1 – Nonconforming Uses and Structures Not Subject to Amortization

The following provisions shall apply to *nonconforming structures* and *structures* containing *nonconforming uses* that are not subject to *amortization*:

Sec. 8113-6.1.1 – Voluntary Removal, Damage or Destruction of Nonconforming Structure or a Structure Containing a Nonconforming Use (Not Subject to Amortization)

a. Voluntary Removal, Damage or Destruction (50 percent or less): Whenever a *nonconforming structure* or a *structure* containing a *nonconforming use* is voluntarily removed, damaged or destroyed to the extent of 50 percent or less of the *structure's* floor or roof area that existed before the *structure's* destruction, the *structure* may be restored to its original purpose, size and location on the *lot* existing before such removal, damage or destruction if:

- (1) A Zoning Clearance is obtained that confirms the project meets the criteria of this Section 8113-6.1.1(a), and
- (2) A complete building permit application has been submitted to the Building and Safety Division within 12 months of the voluntary removal, damage or destruction, and the building permit once approved is diligently pursued to completion prior to permit expiration. If a building permit application is not submitted within the specified deadline, all replacement *structure(s)* and the *use* must meet all current requirements and standards of this Chapter.

The 50 percent standard is a cumulative figure for voluntary removal, damage or destruction. Successive voluntary alterations to the same *structure* that exceeds a cumulative 50 percent cannot be made unless every portion of such *structure* and the *use* are made to conform to the regulations and standards of this Chapter.

b. Voluntary Removal, Damage or Destruction (More than 50 percent): Whenever a *nonconforming structure* or a *structure* containing a *nonconforming use* is voluntarily removed, damaged or destroyed to the extent of more than 50 percent of the *structure's* floor or roof area that existed before the *structure's* destruction, no *structural alterations*, repairs, construction or reconstruction shall be made unless every portion of such *structure* and the *use* are made to conform to the regulations and standards of this Chapter.

Sec. 8113-6.1.2 – Involuntary Removal, Damage or Destruction of Nonconforming Structure or a Structure Containing a Nonconforming Use (Not Subject to Amortization)

Except as provided in Section 8113-6.1.3 below, whenever a *nonconforming structure* or a *structure* containing a *nonconforming use* is involuntarily damaged or destroyed in whole or in part, the *structure* may be restored to its original purpose, size and location on the *lot* existing before such removal, damage or destruction, and the occupancy or *use* of the *structure* or part thereof may be continued, if:

- a. A Zoning Clearance is obtained that confirms the project meets the criteria of this Section 8113-6.1.2, and

- b. A complete building permit application has been submitted to the Building and Safety Division within 12 months of the damage or destruction, and the building permit once approved is diligently pursued to completion prior to permit expiration. If a building permit application is not submitted within the specified deadline, all replacement *structure(s)* and the *use* must meet all current requirements and standards of this Chapter.

Sec. 8113-6.1.3 – Involuntary Removal, Damage or Destruction of Nonconforming Structure or a Structure Containing a Nonconforming Use By Local, State, or Federal-declared Disaster (Not Subject to Amortization)

Whenever a *nonconforming structure* or a *structure* containing a *nonconforming use* is involuntarily damaged or destroyed in whole or in part, in a local, state, or federal-declared disaster, the *structure* may be restored to its original purpose, size and location on the *lot* existing before such removal, damage or destruction, and the occupancy or *use* of the *structure* or part thereof may be continued, if:

- a. A Zoning Clearance is obtained that confirms the project meets the criteria of this Section 8113-6.1.3, and
- b. A complete building permit application has been submitted to the Building and Safety Division within 5 years of the damage or destruction resulting from a local, state, or federal-declared disaster, and the building permit once approved is diligently pursued to completion prior to permit expiration. If a building permit application is not submitted within the specified deadline, all replacement *structure(s)* and the *use* must meet all current requirements and standards of this Chapter.

Sec. 8113-6.2 – Nonconforming Uses and Structures Subject to Amortization

The following provisions shall apply to *nonconforming structures* and *structures* containing *nonconforming uses* subject to *amortization*:

Sec. 8113-6.2.1 – Voluntary Removal, Damage or Destruction of Nonconforming Structure or a Structure Containing a Nonconforming Use (Subject to Amortization)

- a. Voluntary Removal, Damage or Destruction (50 percent or less): Whenever a *nonconforming structure* or a *structure* containing a *nonconforming use* subject to *amortization* is voluntarily removed, damaged or destroyed to the extent of 50 percent or less of the *structure's* floor or roof area before the *structure's* destruction, the *structure* may be restored to its original purpose, size and location on the *lot* existing before such removal, damage or destruction, and the occupancy or *use* of the *structure* or part thereof that existed at the time of the partial destruction may be continued if:
 - (1) A Zoning Clearance is obtained that confirms the project meets the criteria of this Section 8113-6.2.1; and
 - (2) A building permit is obtained within 12 months of the voluntary removal, damage or destruction, and is diligently pursued to completion prior to permit expiration. If a building permit is not issued within the specified deadline, all replacement *structure(s)* and the *use* must meet all current requirements and standards of this Chapter.

The 50 percent standard is a cumulative figure for voluntary removal, damage or destruction. Successive voluntary alterations to the same *structure* that exceed a cumulative 50 percent cannot be made unless every portion of such *structure* and the *use* are made to conform to the regulations and standards of this Chapter.

- b. Voluntary Removal, Damage or Destruction (More than 50 percent): Whenever a *nonconforming structure* or a *structure* containing a *nonconforming use* subject to *amortization* is voluntarily removed, damaged or destroyed to the extent of more than 50 percent of the *structure's* floor or roof area before such removal, damage or destruction,

no *structural alterations*, repairs, construction or reconstruction shall be made unless every portion of such *structure* and the *use* are made to conform to the regulations and standards of this Chapter.

Sec. 8113-6.2.2 - Involuntary Removal, Damage or Destruction of Nonconforming Structure or a Structure Containing a Nonconforming Use (Subject to Amortization)

a. Involuntary Removal, Damage or Destruction (50 percent or less): Whenever a *nonconforming structure* or a *structure* containing a *nonconforming use* subject to *amortization* is involuntarily removed, damaged or destroyed to the extent of 50 percent or less of the *structure's* floor or roof area before the *structure's* destruction, the *structure* may be restored to its original purpose, size and location on the *lot* existing before such removal, damage or destruction, and the occupancy or *use* of the *structure* or part thereof that existed at the time of the partial destruction may be continued if:

(1) A Zoning Clearance is obtained that confirms the project meets the criteria of this Section 8113-6.2.2(a); and

(2) A building permit is obtained within 12 months of the involuntary removal, damage or destruction, and the building permit once approved is diligently pursued to completion prior to permit expiration. If a building permit application is not submitted within the specified deadline, all replacement *structure(s)* and the *use* must meet all current requirements and standards of this Chapter.

b. Involuntary Removal, Damage or Destruction (More than 50 percent): Whenever a *nonconforming structure* or a *structure* containing a *nonconforming use* subject to *amortization* is involuntarily removed, damaged or destroyed to the extent of more than 50 percent of the *structure's* floor or roof area before such removal, damage or destruction, no *structural alterations*, repairs or reconstruction shall be made unless every portion of such *structure* and the *use* are made to conform to the regulations and standards of this Chapter.

Article 13, Section 8113-7 Additional Use, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-7 - Adding New Uses to Lots Where Nonconforming Uses Exist

While a *nonconforming use* of any kind, except the keeping of *animals*, exists on any *lot*, no additional *principal use* or *accessory use* is permitted even if such additional *use* would be a conforming *use*. This Section 8113-7 does not apply to *nonconforming uses* authorized to continue under an approved Continuation Permit pursuant to Section 8113-5.4.

Article 13, Section 8113-8 – Use of Nonconforming Lots, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-8 - Nonconforming Lots

- a. *Lots* not meeting the *minimum lot area* of a specific zoning designation may contain a *use* as allowed and permitted pursuant to Sections 8105-4 and 8105-5 of this Chapter provided that the *lot* is a *legal lot*.
- b. Notwithstanding any other provision of this Chapter, no *lot* shall be considered nonconforming within the purview of this Article if such *lot* is rendered nonconforming as a result of a conveyance to or from a government agency, public entity, or public utility in accordance with Government Code section 66428(a)(2).

Article 13, Section 8113-9 – Involuntary Nonconformance, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-9 - Reserved for Future Use

Article 13, Section 8113-10 – Effect of Change of Zoning Regulations, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-10 - Change of Zoning Regulations

Article 13, Section 8113-10.1 – On Authorized Uses Under Discretionary Permits, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-10.1 - Authorized Uses or Structures Under Discretionary Permits

Any construction, *expansion* or alteration of a *use* or *structure* and any required Zoning Clearance therefor, that is authorized by a *discretionary entitlement* approved on or before the effective date of an amendment to this Chapter, may be completed as authorized in the *entitlement* and in accordance with Section 8111-4.7 of this Chapter.

Article 13, Section 8113-10.3 – Where the Only Change is in the Type of Permit Required, of the Ventura County Ordinance Code, pertaining to regulations for nonconforming uses and structures, is hereby amended to read as follows:

Sec. 8113-10.3 - Where the Only Change is in the Type of Permit Required

If the adoption of this Chapter, or any amendment to this Chapter, results only in a requirement for a different permit for the same existing *use* or *structure*, the *use* or *structure* shall be governed by the following provisions:

- a. If the *use* or *structure* affected is existing lawfully as a permitted or conditionally permitted *use* or *structure*, the existing *use* or *structure* is hereby deemed to be conforming without any further action.
- b. Except as provided in this Section, any modification or *expansion* of the *use* or *structure*, *change of use*, or additional *use* shall conform to the provisions of this Chapter, including the requirements for type of permit. In those instances where a new *discretionary* permit is required, all *uses* and *structures* on the same *parcel(s)* as the modified or *expanded use* or *structure* shall be subject to the *discretionary* permit. Any conditions imposed on any such new permit shall be reasonably related to the modification or *expansion* being requested.
- c. Any change to a *use* or *structure* that requires a Planned Development Permit or a Conditional Use Permit, but would be exempt from *CEQA*, would not have any adverse impact on adjacent land *uses*, and would not conflict with the findings otherwise required pursuant to Sections 8111-1.2.1.1 through 1.2.1.8, may be acted upon by the *Planning Director* through a Zoning Clearance. Such changes may include, but are not limited to the following:
 - (1) A change in *use* where the new *use* requires the same or lesser type of permit as the existing *use*, provided that any resulting increase in parking space requirements will be accommodated onsite or offsite as described in Section 8108-3.3.1.
 - (2) A cumulative increase or decrease of not more than 10 percent in *gross floor area*; permit area; the area of walls, *fences* or similar *structures* used as screening; *height*; *parking area*; landscaping area; or total area of on-site identification *signs*; provided that any resulting increase in parking space requirements will be accommodated onsite or offsite as described in Section 8108-3.3.1.

- (3) Replacements of *accessory dwelling units* or *farmworker* or *caretaker dwellings*, where said replacements do not exceed the current standards of this Chapter.
- (4) Internal remodeling or minor architectural changes or embellishments involving no change in basic architectural style.
- d. Any modification required by law shall not result in a requirement for a new land use permit.
- e. If the *use* affected is under a permit that specifies an expiration date or clause and the new regulation requires a different permit, the *use* may continue until the specified point of expiration of the existing permit. When the permit expires, the *use* shall terminate unless an *application request* for a new permit has been submitted to the Planning Division prior to the expiration of the existing permit.
- f. "County" "projects", as these terms are defined in Section 8101-2.1.2(d), that were previously permitted pursuant to this Chapter prior to enactment of Section 8101-2.1.2(b)(3), are no longer subject to any *entitlement* previously issued or granted for the project pursuant to this Chapter, and are exempt from any subsequent permitting requirement and other regulation pursuant to Section 8101-2.1.2(b)(3). Notwithstanding the foregoing, if any previously issued or granted *entitlement* includes conditions of approval or other binding provisions to implement mitigation measures pursuant to *CEQA*, such mitigation measures shall continue to be implemented to ensure compliance with *CEQA*. Until the mitigation measures have been successfully completed pursuant to their terms, the applicable County agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with *CEQA*.

Section 14

ARTICLE 14: ENFORCEMENT AND PENALTIES

Article 14, Section 8114-2.1.1 – Exception – Agricultural Operations Protection, of the Ventura County Ordinance Code, pertaining to enforcement and penalties, is hereby amended to read as follows:

Sec. 8114-2.1.1 - Exception - Agricultural Operations Protection

No agricultural activity, operation, or facility that is consistent with this Chapter and the *General Plan*, and is conducted or maintained for commercial purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than one year if it was not a nuisance at the time it began.

- a. This Section 8114-2.1.1 shall not apply if the agricultural activity, operation, or facility obstructs the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin, or any public park, square, street, or highway.
- b. For purposes of this Section 8114-2.1.1, the term "agricultural activity, operation, or facility" shall include, but not be limited to, the cultivation and tillage of the soils, dairying, the production, irrigation, frost protection, cultivation, growing, pest and disease management, harvesting and field processing of any agricultural commodity including *timber*, *viticulture*, *apiculture*, or *horticulture*, the raising of livestock, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or market, or delivery to carriers for transportation to market.

Article 14, Section 8114-3 – Enforcement, of the Ventura County Ordinance Code, pertaining to enforcement and penalties, is hereby amended to read as follows:

Sec. 8114-3 - Enforcement

The *Planning Director* or the *Planning Director's* designee is hereby designated as the enforcing agent of this Chapter. Pursuant to the authority vested in the Board of Supervisors of the County of Ventura by California Penal Code Section 836.5, the *Planning Director* or the *Planning Director's* designee shall have the power of arrest without warrant whenever there is reasonable cause to believe that the person to be arrested has committed in their presence a misdemeanor, misdemeanor/infraction, or infraction, consisting of a violation of the provisions of this Chapter or any other County ordinance or statute which the *Planning Director* or *Planning Director's* designee has a duty to enforce.

Article 14, Section 8114-3.1 – Procedure, of the Ventura County Ordinance Code, pertaining to enforcement and penalties, is hereby amended to read as follows:

Sec. 8114-3.1 - Procedure

In the event a person is arrested pursuant to this Section 8114-3 and the person arrested does not demand to be taken before a magistrate, the arresting officer shall prepare a written notice to appear and release the person on the person's promise to appear as prescribed by Chapter 5C (commencing with Section 853.6) of the California Penal Code. The provisions of that Chapter shall thereafter apply with reference to any proceedings based upon the issuance of a written notice to appear pursuant to this Section.

Article 14, Section 8114-3.3 – Enforcement of Performance Standards, of the Ventura County Ordinance Code, pertaining to enforcement and penalties, is hereby amended to read as follows:

Sec. 8114-3.3 - Enforcement of Performance Standards

Following the initiation of an investigation, the *Planning Director* may require the owner or operator of any *use* which may be in violation of performance standards to submit, in a reasonable amount of time, such data and evidence as is needed by the *Planning Director* to make an objective determination. Failure to submit the required data shall constitute grounds for revoking any previously issued approvals or permits and ceasing operations until the violation is remedied, as provided for in Section 8111-7 of this Chapter.

Article 14, Section 8114-3.4 – Monitoring and Enforcement Costs, of the Ventura County Ordinance Code, pertaining to enforcement and penalties, is hereby amended to read as follows:

Sec. 8114-3.4 - Monitoring and Enforcement Costs

- a. The *County* may impose fees and charges on persons as established by resolution adopted by the Board of Supervisors, or as established by conditions of the *entitlement* to cover the full costs incurred by the *County* or its contractors for enforcing activities related to confirmed violations of this Chapter and permit conditions and the monitoring of permits issued pursuant to this Chapter to ensure compliance with permit conditions and the requirements of this Chapter.
- b. Where costs are related to condition compliance work or enforcement of violations associated with a discretionary permit, the party holding the permit (the *permittee*) shall be initially responsible for the costs incurred by the County. If the *permittee* fails to pay the billed costs, the property owner shall be responsible for the unpaid and outstanding costs incurred by the County since the *entitlement* runs with the land.
- c. Parties purchasing property with unpaid and outstanding permit monitoring costs or on which notices of violation are recorded are responsible for the unpaid and outstanding *County* monitoring and enforcement costs associated with the property.

- d. Enforcement activities shall be in response to confirmed violations and may include such measures as drafting and implementing compliance agreements, inspections, public reports, penalty hearings, forfeiture of sureties and suspension modification or revocation of permits. The recovery of costs for the abatement of confirmed violations shall be in accordance with the provisions of this Chapter, adopted charge rates, applicable compliance agreement terms and other authorized means such as, but not limited to, small claims court and liens on property.

Article 14, Section 8114-3.5 – Frequency of Monitoring Inspections, of the Ventura County Ordinance Code, pertaining to enforcement and penalties, is hereby amended to read as follows:

Sec. 8114-3.5 - Frequency of Monitoring Inspections

To ensure compliance with permit conditions and the provisions of this Chapter, all permits issued pursuant to this Chapter may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. The *Planning Director* may institute a more frequent monitoring schedule when it is determined that the intensity of the *use* or failure to comply with applicable requirements could have a significant effect on the environment, surrounding properties and the public; or there have been violations which suggest the *permittee* is not assuming responsibility for monitoring their own compliance.

Article 14, Section 8114-3.6 – Notice of Violation and Notice of Noncompliance, of the Ventura County Ordinance Code, pertaining to enforcement and penalties, is hereby amended to read as follows:

Sec. 8114-3.6 - Notice of Violation and Notice of Noncompliance

All notices required by this Section 8114-3.6 et seq. shall be sent by first class mail to the last known address of the *violation* and shall be deemed served 3 days after the date of mailing. A *violation* may be considered to exist on a *lot* if an unpermitted *structure, use, improvement, or condition* associated with the *lot* obstructs or encroaches upon a separate *lot*.

Article 14, Section 8114-3.6.1 – Notice of Violation, of the Ventura County Ordinance Code, pertaining to enforcement and penalties, is hereby amended to read as follows:

Sec. 8114-3.6.1 – Notice of Violation

Whenever the *Planning Director* determines that a *violation* exists, the *Planning Director* shall send the *violation* a Notice of Violation. The Notice of Violation shall: (1) state the *violation(s)*; (2) state how the *violation(s)* may be corrected; (3) advise that if the *violation(s)* is not corrected by the specified deadline, a Notice of Noncompliance may be recorded against the property in the Office of the County Recorder; (4) advise that all enforcement costs are recoverable pursuant to Section 8114-3.4; (5) advise that civil penalties may be imposed pursuant to Section 8114-3.7; and (6) advise that the determination that a *violation* exists may be appealed, but that the appeal must be filed in accordance with Section 8111-7 of this Chapter.

Article 14, Section 8114-3.6.2 – Recorded Notice of Noncompliance, of the Ventura County Ordinance Code, pertaining to enforcement and penalties, is hereby amended to read as follows:

Sec. 8114-3.6.2 – Recorded Notice of Noncompliance

If the *violation* is not corrected pursuant to the Notice of Violation as determined by the *Planning Director* within the time allotted or if the *violation* is upheld after an appeal pursuant to Section 8111-7 of this Chapter, a Notice of Noncompliance may be recorded in the Office of the County Recorder. The Notice of Noncompliance shall describe the property and specify the regulation of this Chapter and related section(s) numbers or permit terms or conditions violated. The *Planning Director* shall record a Release of Notice of Noncompliance with the Office of the County Recorder only if, and after, the *violations* have been fully corrected and all *County's* enforcement costs and fees have been paid to the satisfaction of the *Planning*

Director. The *violation* must pay a fee for recordation of the Release of Notice of Noncompliance in accordance with the Board-adopted Fee Schedule.

Article 14, Section 8114-3.7 – Civil Administrative Penalties, of the Ventura County Ordinance Code, pertaining to enforcement and penalties, is hereby amended to read as follows:

Sec. 8114-3.7 – Civil Administrative Penalties

Civil administrative penalties may be imposed for final violations. For purposes of this Section 8114-3.7 et seq., a *violation* is "final" if the Notice of Violation issued pursuant to Section 8114-3.6 is not appealed in accordance with Section 8111-7 of this Chapter or, if properly appealed, the appeal process is complete and the Notice of Violation is upheld. All notices required by this Section 8114-3.7 et seq. shall be sent by first class mail to the last known address of the *violation*(s) and shall be deemed served 3 days after the date of mailing. The *Planning Director* or designee shall be Enforcement Officers authorized to impose civil administrative penalties as provided herein.

Article 14, Section 8114-3.7.1 – Notice of Impending Civil Penalties, of the Ventura County Ordinance Code, pertaining to enforcement and penalties, is hereby amended to read as follows:

Sec. 8114-3.7.1 – Notice of Impending Civil Penalties

- a. Once a *violation* is confirmed, a Notice of Impending Civil Penalties shall be served upon the *violation* separately, or as part of the Notice of Violation. The Notice of Impending Civil Penalties shall: (1) state the *violation*(s); (2) state a range of the amount of the impending daily civil penalty per *violation*; (3) state the date by which the *violation* must be corrected, which date shall not be less than 30 days from the date of service of the notice; and (4) advise that the civil penalties will begin accruing on a daily basis if the *violation* is not corrected by the date established in the notice. If the *Planning Director* determines that a *violation* creates an immediate danger to health or safety, penalties may be imposed after a period of time that is less than 30 days.
- b. The date upon which the daily penalty will begin to accrue may be extended by the *Planning Director* upon a showing that the time frame allotted in the Notice of Impending Civil Penalties is not a reasonable period of time to correct the *violation*.

Article 14, Section 8114-3.7.2 – Notice of Imposition of Civil Penalties, of the Ventura County Ordinance Code, pertaining to enforcement and penalties, is hereby amended to read as follows:

Sec. 8114-3.7.2 – Notice of Imposition of Civil Penalties

- a. Once the *violation* is final and if it has not been corrected by the date stated in the Notice of Impending Civil Penalties or an amendment thereto, then a Notice of Imposition of Civil Penalties shall be served upon the *violation*.
- b. The Notice of Imposition of Civil Penalties shall describe the property and state the following for each *violation*: (1) the amount of the penalty that will accrue daily per *violation* as determined pursuant to Section 8114-3.7.4; (2) the date the penalty will begin accruing, which may be the same date the notice is served; (3) that the daily penalty will continue to accrue until the *violation* is corrected as determined by the *Planning Director*; (4) that the amount of the daily penalty may be increased in the future if the *violation* is not corrected; (5) that the accrued penalties are immediately due and owing and that a lien will attach to the property for all unpaid penalties; and (6) that the amount of the daily penalty may be administratively appealed in accordance with Section 8114-3.7.5 within 10 days of the date of service of the Notice of Imposition of Civil Penalties.

Article 14, Section 8114-3.7.3 – Notice of Increase in Civil Penalties, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8114-3.7.3 – Notice of Increase in Civil Penalties

Notwithstanding an appeal of a previously imposed penalty pursuant to Section 8114-3.7.5, the Enforcement Officer may increase the amount of the penalty if the *violation* continues uncorrected and the circumstances warrant an increase considering the factors set forth in Section 8114-3.7.4. To impose the increase, the Enforcement Officer must first serve a Notice of Increase in Civil Penalties upon the *violation* that shall state: (1) the amount of the increase of the daily civil penalty; (2) the effective date of the increase, which date shall not be less than 30 days from the date of service of the notice; and (3) that the amount of the increase, if contested, may be appealed, but only in accordance with Section 8114-3.7.5. The amount of the penalty then in effect prior to the increase may not be appealed.

Article 14, Section 8114-3.7.4 – Factors Considered in Determining the Amount of Civil Penalties, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8114-3.7.4 – Factors Considered in Determining the Amount of Civil Penalties

- a. The amount of the penalty imposed for each separate violation may be up to, but not exceed, \$1,000 per day. In determining the amount of the penalty, the Enforcement Officer shall consider the known relevant circumstances in light of various factors which include, but are not limited to, the following: (1) the actual or potential extent of the harm caused; (2) the likelihood to cause harm; (3) the seriousness or gravity of the violation (i.e., the level of threat to property, health, or safety of people and *animals* or the environment); (4) whether the *violation* is subject to correction by obtaining a permit or cannot be corrected by permit; (5) the culpability of the *violation* in causing the violation; (6) the length of time over which the *violation* occurs; (7) the history of past *violations*, either of a similar or different nature, on the same or different property under the same ownership; (8) the cooperation of the *violation* in resolving the existing and past *violations*; (9) the financial burden to the *violation*; (10) the factors and policies set forth in the Civil Administrative Penalty Guidelines adopted by the Board of Supervisors; and (11) all other relevant circumstances.
- b. Once imposed, the daily penalty will continue to accrue until the *violation* is corrected to the satisfaction of the *Planning Director*. The *Planning Director* may stay the imposition of penalties or decrease the amount of penalties, either temporarily or permanently, if the *Planning Director* determines that: (1) substantial progress is being made toward correcting the *violation* and that decreasing the penalties would further the goal of correcting the *violation*; or (2) circumstances exist that were either beyond the control of the *violation* or were unknown at the time the penalties were imposed and warrant the reduction or suspension of the penalties. If the amount of the civil penalties is modified or suspended, the Notice of Imposition of Civil Penalties shall be amended stating the modified terms and shall be served on the *violation*.
- c. The daily civil penalty imposed for a *violation* that is prosecuted as an infraction by the District Attorney shall not exceed the maximum amount of fines or penalties for infractions set forth in Government code sections 25132 subdivision (b) and 36900 subdivision (b).

Article 14, Section 8114-3.7.5 – Administrative Appeal of Civil Penalties, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8114-3.7.5 – Administrative Appeal of Civil Penalties

- a. If disputed, the amount of the penalty must first be contested by filing an administrative appeal as provided herein and as required by Government Code section 53069.4 before seeking judicial relief. Only the *violation* may challenge the amount of the penalty. Only a

Notice, or Amended Notice, of Imposition of Civil Penalties or a Notice, or Amended Notice, of Increase in Civil Penalties may be appealed.

- b. If an appeal is not timely filed, then the imposition of the penalties pursuant to the Notice, or Amended Notice, of Imposition of Civil Penalties or the Notice, or Amended Notice, of Increase of Civil Penalties, as the case may be, shall be final and no longer subject to appeal either administratively or judicially.
- c. Appeals will be heard by a Hearing Officer selected by the Board of Supervisors or the County Executive Officer.

(1) Pre-Appeal Procedures and Requirements: An appeal shall be processed in accordance with the following:

- i. An appeal must be filed with and received by the Planning Division no later than 10 days from the date of service of the Notice or Amended Notice from which the appeal is taken. An appeal form shall be provided by the Planning Division upon request. In order to be deemed timely submitted, the appeal form must include the following: (1) the violation case number and date stated on the Notice or Amended Notice being appealed; (2) the facts and bases supporting the appellant's position that the amount of penalties should be reduced; (3) the name and address of the appellant; and (4) the filing fee established by the Board of Supervisors.
- ii. At least 10 days prior to the date of the hearing, the appellant shall be notified by first class mail at the address stated on the appeal form of the location, time and date of the hearing.
- iii. A continuance may be requested in writing to the Hearing Officer, which must be received no later than 10 days before the date of the hearing. If timely filed, the hearing date will be continued to the next scheduled hearing date and the appellant and Planning Division will be so notified.

(2) Hearing and Hearing Officer's Final Administrative Order: The jurisdiction of the Hearing Officer is limited solely to reviewing the amount of the penalty determined by the Enforcement Officer.

- i. Both parties (appellant(s) and the *County*) may present relevant evidence in support of their contention of the proper amount of the penalty. The content of the *County's* files submitted to the Hearing Officer which may include, but is not limited to, the Notice of Violation, the Notice of Noncompliance, the Notice of Impending Civil Penalties, the Notice of Imposition of Civil Penalties and the Notice of Increase in Civil Penalties (if applicable), and any amendments thereto, shall constitute prima facie evidence of the facts stated therein.
- ii. If the appellant or the appellant's representative does not appear at the hearing, the Hearing Officer shall only consider, on behalf of the appellant, the evidence submitted with the appeal form and the evidence submitted by the appellant to the Hearing Officer 10 days prior to the date of the hearing.
- iii. The Hearing Officer must evaluate the evidence presented in light of the factors set forth in Section 8114-3.7.4 and, based thereon, shall either affirm or reduce the amount of the daily penalty imposed by the Enforcement Officer for each day the penalties have accrued and may continue to accrue into the future. The amount of the daily penalty determined by the Hearing Officer shall continue to accrue until the *violation* is corrected as determined by the *Planning Director* or until the amount of the daily penalty is increased in accordance with Section 8114-3.7.3.

- iv. The Hearing Officer's determination shall be set forth in a written order served upon the appellant by first class mail at the address stated on the appeal form submitted by the appellant. The order shall be considered the Final Administrative Order for purposes of Government Code section 53069.4.
 - v. Penalties shall continue to accrue while the appeal is pending. If some or all of the penalties have been paid and the Hearing Officer orders a reduction in the amount of the penalty that exceeds the total amount due and owing to the *County*, including enforcement costs, then the *County* shall refund the difference to the person who paid the penalty unless penalties are continuing to accrue.
- (3) Appeal of Hearing Officer's Final Administrative Order: Pursuant to Government Code section 53069.4 subdivision (b)(1), if the Final Administrative Order is contested, review must be sought in the Superior Court as a limited civil case within 20 days after the date of service of the Final Administrative Order. A copy of the Notice of Appeal must be served on the County of Ventura, *Planning Director* either in person or by first class mail. If a Notice of Appeal is not timely filed with the Superior Court, the Final Administrative Order issued by the Hearing Officer shall be deemed confirmed and final.

Article 14, Section 8114-3.7.6 – Enforcement, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8114-3.7.6 - Enforcement

- a. A penalty that is final either by termination of appeal rights or by completion of the appeal process may be collected by any lawfully authorized means including, but not limited to, filing a civil action to recover the amount of the unpaid penalties.
- b. In addition, the *County* shall have a lien against the subject property in the amount of the unpaid penalties accrued and to be accrued until the *violation* is corrected. The lien may be recorded in the Office of the County Recorder by the recording of the Notice, or Amended Notice, of Imposition of Civil Penalties or the Notice, or Amended Notice, of Increase in Civil Penalties, whichever is applicable. The lien shall remain in effect until released and shall run with the land.
- c. Upon correction of the *violation(s)* and payment of all penalties and costs associated with the imposition, enforcement and collection of the penalties, the *Planning Director* shall record a release of lien pertaining to the paid penalties. The *violator* must pay a fee for recordation of the Release of Lien in accordance with the Board-adopted Fee Schedule.

Article 14, Section 8114-4 – Administrative Process, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8114-4 - Administrative Process

Before any enforcement action is instituted pursuant to this Chapter, the person alleged to be responsible for a *violation* of regulations of this Chapter or conditions of a permit or *entitlement* issued pursuant to this Chapter, may be given an opportunity to resolve the complaint through an administrative process. This process involves an informal office hearing to attempt to negotiate a solution to the *violations* and/or a compliance agreement and payment of office hearing fees and compliance agreement fees as set forth in the Board-adopted Fee Schedule.

Article 14, Section 8114-5 – Enforcement and Penalties for Temporary Rental Units, of the Ventura County Ordinance Code, pertaining to enforcement and penalties for temporary rental units, is hereby amended to read as follows:

Sec. 8114-5 – Enforcement and Penalties for Temporary Rental Units

This Section 8114-5 establishes procedures for the enforcement of Section 8109-4.6 of this Chapter regulating the temporary rental of *dwelling*s. Except as otherwise stated in this Section 8114-5, the enforcement rights, penalties and other remedies available to the *County* under this Section 8114-5 are cumulative and not exclusive of any other civil and criminal enforcement rights and remedies available to the *County* under the Ventura County Ordinance Code and applicable law including, but not limited to, Section 13-1 of the Ventura County Ordinance Code and Section 8114-2 of this Chapter, making *violations* of this Chapter punishable as a misdemeanor/infraction criminal offense.

Article 14, Section 8114-5.1 – Notice of Violation and Penalty, of the Ventura County Ordinance Code, pertaining to enforcement and penalties for temporary rental units, is hereby amended to read as follows:

Sec. 8114-5.1 – Notice of Violation and Penalty

- a. Complaints regarding a *homeshare* or *short-term rental* received by the *County* will be addressed by the *Planning Director* or the Director of the Resource Management Agency's Code Compliance Division ("Code Compliance Director"), or their designees, who may conduct an investigation to determine whether a *violation* of Section 8109-4.6 of this Chapter has occurred and if so, the appropriate recourse. Evidence of a *violation* may include, but is not limited to, sheriff reports, criminal citations, online searches, and documentation consisting of photos, sound recordings and video.
- b. If the *Planning Director* or Code Compliance Director, or their designees, determines that a *violation* has occurred, the owner of the *homeshare* or *short-term rental* shall be duly noticed of the *violation* in writing sent by first class mail to the address of record for the owner on file with the Planning Division or, if no permit has been issued for the property pursuant to this Section 8114-5.1, to the property's address and to the property owner's address of record as stated on latest equalized assessment roll maintained by the Ventura County Assessor.
 - (1) For *violations* involving an administrative civil penalty, the notice shall include: (1) a description of the *violation* and supporting evidence; (2) the amount of the daily and/or total penalty being imposed pursuant to Section 8114-5.2; and (3) notice of the owner's right to appeal the *violation* and/or penalty amount pursuant to Section 8114-5.4.
 - (2) For *violations* involving permit revocation, the notice shall include: (1) a description of the *violation* and supporting evidence; (2) a statement that permit revocation is being sought; (3) notice of the two-year permit ineligibility period that would result from permit revocation pursuant to Section 8114-5.3; and (4) notice that the permit revocation shall be subject to the administrative hearing process of Section 8114-5.5.
- c. A *violation* and associated penalty that becomes final and non-appealable either by the lapse of the owner's appeal rights pursuant to Section 8114-5.4, or upon completion of the administrative hearing process pursuant to Section 8114-5.5, are referred to hereinafter as a Final Violation and Penalty.

Article 14, Section 8114-5.2 – Civil Administrative Penalties, of the Ventura County Ordinance Code, pertaining to enforcement and penalties for temporary rental units, is hereby amended to read as follows:

Sec. 8114-5.2 – Civil Administrative Penalties

- a. Penalties for *violations* may be assessed and imposed by the *Planning Director* or Code Compliance Director, or their designees, on any person responsible for the *violation* in an amount of up to \$1,000 per day the *violation* occurs. In determining the amount of the penalty, the following factors shall be considered:

- (1) The seriousness of the *violation* with respect to the type and extent of deviation from the standards and requirements of Section 8109-4.6 of this Chapter; the harm or threat of harm to persons, the environment and property caused by the *violation*; the impact of the *violation* on the property's neighbors, the community at large and surrounding land uses;
 - (2) The degree of the responsible person's culpability and other circumstances indicating: a greater or lesser need to motivate compliance, such as history of *violations* either of a similar or different nature, on the same or different property under the same ownership; extent of cooperation with or obstruction of *County* officials in resolving the *violation(s)*; and economic benefit derived from the *violation(s)*;
 - (3) The factors and policies set forth in the Civil Administrative Penalty Guidelines adopted by the Board of Supervisors; and
 - (4) Other factors as justice may require, including the financial burden of the penalty on the responsible person, if the person raises the issue and produces reliable documentation of their financial condition.
- b. Penalties shall be paid by the date required by the *County* as stated in a written notice which the *County* shall send to the responsible person(s). Failure to timely pay an assessed penalty associated with a Final Violation and Penalty constitutes a separate, additional violation. Unpaid penalties may be collected by any lawfully authorized means including, but not limited to, filing of civil action to recover the amount of unpaid penalties. In addition, the *County* shall have a lien against the subject property in the amount of the unpaid penalties, notice of which may be recorded in the Office of the Ventura County Recorder.

Article 14, Section 8114-5.3 – Permit Revocation for Cause; Two-Year Permit Eligibility, of the Ventura County Ordinance Code, pertaining to enforcement and penalties for temporary rental units, is hereby amended to read as follows:

Sec. 8114-5.3 – Permit Revocation for Cause; Two-Year Permit Ineligibility

- a. As an alternative to imposing civil administrative penalties for a *violation* pursuant to Section 8114-5.2, the *Planning Director* may find that revocation of a permit issued pursuant to Section 8109-4.6 is warranted because, based on the factors set forth in Section 8114-5.2, the imposition of civil administrative penalties is an inadequate remedy to redress a *violation*. The final decision regarding permit revocation shall be made by the Hearing Officer pursuant to the administrative hearing process of Section 8114-5.5.
- b. If a permit is revoked for cause, no owner of the *parcel* upon which the *homeshare* or *short-term rental* is located shall be eligible for a new permit under Section 8109-4.6 of this Chapter to operate the *homeshare* or *short-term rental* at the same *parcel* for a period of two years from the effective date of revocation.

Article 14, Section 8114-5.4 – Appeals of Violations and Civil Administrative Penalties, of the Ventura County Ordinance Code, pertaining to enforcement and penalties for temporary rental units, is hereby amended to read as follows:

Sec. 8114-5.4 – Appeals of Violations and Civil Administrative Penalties

- a. The property owner, *permittee* or other responsible person may administratively appeal a *violation* determination and/or associated penalty amount. Appeals are considered by a Hearing Officer pursuant to the administrative hearing process of Section 8114-5.5. A completed appeal form shall be submitted to the Resource Management Agency no later than 10 days from the date of the *County's* service of the Notice of Violation and associated penalty pursuant to Section 8114-5.1. Appeal forms shall be made available by the Planning Division.
- b. To be deemed complete, an appeal form shall include the following: (1) the permit number

(or, if no permit exists, the property's address) and date stated on the notice of violation and associated penalty; (2) all facts and bases supporting the appellant's position; (3) the name and address of the appellant; and (4) the appeal filing fee established by the *County* Board of Supervisors.

- c. Timely submission of a complete appeal form shall stay the effectiveness of the *violation* and associated penalty pending the outcome of the administration hearing process. Conversely, if a complete appeal form is not timely submitted, the *violation* and associated penalty shall become final and not subject to administrative appeal or challenge in a court of law.

Article 14, Section 8114-5.5 –Administrative Hearing Process, of the Ventura County Ordinance Code, pertaining to enforcement and penalties for temporary rental units, is hereby amended to read as follows:

Sec. 8114-5.5 – Administrative Hearing Process

- a. An impartial Hearing Officer appointed by the Director of the *County's* Resource Management Agency or designee, or otherwise acting pursuant to Government Code sections 27720 through 27728, shall conduct the administrative hearing process. The Hearing Officer shall be authorized to issue subpoenas, receive evidence, administer oaths, and rule on questions of law and the admissibility of evidence. The Hearing Officer shall have no financial interest in the outcome of the matter; shall not solicit or receive evidence outside of the hearing; and shall avoid personal contacts and correspondence concerning substantive issues outside of the hearing. The parties to the administrative hearing shall be the *County* and the person(s) deemed responsible for the subject *violation(s)*.
- b. The Planning Division shall coordinate and provide notice regarding the scheduling of the hearing. At least 20 days before the date of the hearing or rescheduled hearing, the *Planning Director* or designee shall notify the parties and Hearing Officer by first class mail of the time and date of the hearing. Either party may make a written request to the Planning Division for one continuance of the hearing no later than 10 days before the date of the hearing. If the request for continuance is timely submitted, the hearing date shall be rescheduled to a new date certain not more than 30 days after the initially-scheduled hearing date.
- c. The Hearing Officer shall consider the following in making a decision on the merits: (1) the Notice of Violation issued by the *County* pursuant to Section 8114-5.1, along with the *County's* supporting evidence; (2) the appellant's Notice of Appeal submitted pursuant to Section 8114-5.4, if applicable; and (3) all other evidence and materials offered by the parties to support their respective position. No later than 5 days before the hearing date, each party shall deliver, by personal service or overnight mail, its above-referenced evidence and all other materials the party intends to present to support its position, to the Hearing Officer and to the other party. In addition, the parties shall be allowed to testify and offer argument at the hearing. The hearing need not be conducted according to the technical rules of evidence. Hearsay evidence may be admitted for any purpose but shall not be sufficient in itself to support a finding unless it would be admissible over objections in civil actions. Testimony shall be taken under oath or affirmation. The hearing shall be recorded.
- d. The Hearing Officer shall evaluate the evidence and testimony and shall decide the following issues:
 - (1) With respect to *violations* involving permit revocation, the Hearing Officer shall decide whether the alleged *violation(s)* occurred and, if so, whether permit revocation is the appropriate remedy. If the Hearing Officer determines that the alleged violation occurred but that revocation is not warranted, then the Hearing Officer shall remand the matter to the *County* for determination of an appropriate administrative penalty to impose in lieu of permit revocation.
 - (2) With respect to appeals of *violations* and/or the amount of associated civil administrative penalties, the Hearing Officer shall decide whether the *violation* occurred and if so,

whether the amount of the penalty is appropriate. If the Hearing Officer determines that the alleged *violation* occurred but that the amount of the penalty is excessive, then the Hearing Officer shall determine an appropriate, lesser penalty amount based on the factors set forth in Section 8114-5.2.

- e. The Hearing Officer's decision shall be set forth in a written order served upon the parties by first class mail delivery no later than 30 days after the hearing date. The order shall be considered the Final Administrative Order for purposes of Government Code section 53069.4.
- f. Pursuant to Government Code section 53069.4, subdivision (b)(1), if the Final Administrative Order is contested, review shall be sought in the Ventura County Superior Court as a limited civil case within 20 days after the date of service of the Final Administrative Order. A copy of the Notice of Appeal shall be served on the *Planning Director* or designee either in person or by first class mail. If no Notice of Appeal is timely filed with the Superior Court, the Final Administrative Order issued by the Hearing Officer shall be deemed confirmed and final.

Article 14, Section 8114-5.6 – Informal Resolution Process, of the Ventura County Ordinance Code, pertaining to enforcement and penalties for temporary rental units, is hereby amended to read as follows:

Sec. 8114-5.6 – Informal Resolution Process

As an alternative to pursuing formal enforcement action, the *Planning Director* or Code Compliance Director, or their designees, may give the person(s) deemed responsible for a *violation* of Section 8109-4.6 of this Chapter the opportunity to resolve the matter through an informal resolution process intended to achieve and maintain compliance. This process may involve the payment of a negotiated settlement amount by the responsible person(s) and/or a compliance agreement to establish compliance deadlines and related terms and conditions. Persons participating in the informal resolution process shall be required to pay all applicable fees and costs in accordance with the Board-adopted Fee Schedule.

Section 15

**ARTICLE 15:
AMENDMENTS TO THE CHAPTER**

Article 15, Sec. 8115-0 – Purpose, of the Ventura County Ordinance Code, pertaining to amendments to the Non-Coastal Zoning Ordinance, is hereby amended to read as follows:

Sec. 8115-0 – Purpose and Applicability

- a. The purpose of this Article is to establish procedures for the *County's* processing of and action on amendments to this Chapter, by adoption of ordinance, in a manner that is consistent with state law. These procedures shall apply to proposals to change any property from one zone to another (sometimes referred to herein as a "Zone Change") or to amend the text of this Chapter (sometimes referred to herein as a "Text Amendment").
- b. Pursuant to Government Code section 65853, this Article does not apply to amendments to this Chapter that are neither Zone Changes nor impose any regulation listed in Government Code section 65850 not theretofore imposed or remove or modify any such regulation theretofore imposed; such amendments to this Chapter may be adopted pursuant to Government Code section 25120 et seq.
- c. This Article does not apply to amendments to this Chapter enacted through the voter initiative or referendum process in accordance with state law.

Article 15, Sec. 8115-1.1 – Initiation of Amendments, of the Ventura County Ordinance Code, pertaining to amending the zoning ordinance, is hereby amended as follows:

Sec. 8115-1.1 - Initiation of Amendments

Proposals to amend this Chapter may be initiated for study and processing by the Planning Division by any of the following methods:

- a. By direction provided by the Board of Supervisors to the *Planning Director* at a public meeting;
- b. By direction provided by the *Planning Commission* to the *Planning Director* at a public hearing;
- c. By filing with the Planning Division a complete application for (1) a Zone Change by the owner of the property, by a person with the power of attorney from the owner or by the attorney at law of the owner; or (2) a Text Amendment by an interested person; or
- d. By *Planning Director* action, for proposed Text Amendments only.

Article 15, Sec. 8115-1.2 – Study of Additional Area, of the Ventura County Ordinance Code, is hereby deleted in its entirety.

Article 15, Sec. 8115-2 – Hearing and Notice Requirements, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8115-2 - Hearing and Notice Requirements

- a. The *Planning Commission* and Board of Supervisors shall each hold at least one public hearing on a proposed amendment.
- b. The notice and public hearing requirements shall be the same as those prescribed in Section 8111-3 except that in addition, the *Planning Commission's* recommendation that is made on a proposed amendment pursuant to Section 8115-3.2(a) below shall be stated in the notice for the Board of Supervisors' public hearing of said amendment.
- c. For rezonings involving TP zoned property, see Section 8109-4.3 of this Chapter.

Article 15, Sections 8115-3 through 8115-3.7, of the Ventura County Ordinance Code, pertaining to amendments to the Non-Coastal Zoning Ordinance, are hereby repealed and reenacted as follows:

Sec. 8115-3 - Decisions

Sec. 8115-3.1 – Standards of Approval

This Chapter may be amended, by adoption of ordinance, upon a finding by the Board of Supervisors that the proposed amendment is:

- a. In the interest of public health, safety and general welfare;
- b. Consistent with good zoning practice; and
- c. Consistent with the *General Plan*.

Sec. 8115-3.2 – Planning Commission Hearing and Action

- a. The *Planning Commission* shall hold a hearing on a proposed amendment. After the conclusion of the public hearing, the *Planning Commission* shall make a written recommendation by resolution to the Board of Supervisors, whether to approve, approve with modifications, or disapprove the proposed amendment.

- b. Such recommendation shall include the reasons for the recommendation, the relationship between the proposed amendment and the *General Plan*, and shall be transmitted to the Board of Supervisors by the Planning Division at the time the proposed amendment is considered by the Board of Supervisors at a subsequent public hearing.
- c. Notwithstanding subsection (a) above, pursuant to Government Code section 65856, a proposed Zone Change not initiated by the Board of Supervisors that the Planning Commission has recommended for disapproval shall not be forwarded to the Board of Supervisors for public hearing, and the action by the Planning Commission shall be final, unless an appeal of the Planning Commission's recommended disapproval is filed in accordance with Article 11.
- d. If the *Planning Commission* fails to make a recommendation on a proposed amendment initiated by the Board of Supervisors within a reasonable time, the Board of Supervisors may by written notice require that the recommendation be rendered up within 40 days of such notice. Upon receipt of the written notice the *Planning Commission*, if it has not done so, shall conduct or complete the public hearing and make its recommendation as required. Failure to do so within the 40 days shall be deemed a *Planning Commission* recommendation that the proposed amendment be approved by the Board of Supervisors.

Sec. 8115-3.3 - Board of Supervisors Hearing and Action

- a. Following its public hearing on the proposed amendment, the Board of Supervisors may approve, approve with modifications or disapprove the proposed amendment. The Board of Supervisors shall announce its decision at the conclusion of the hearing. The Board of Supervisors may impose reasonable conditions on any proposed amendment for the protection of public health, safety, and general welfare or as otherwise deemed necessary or appropriate to allow the standards of approval of Section 8115-3.1 to be met.
- b. If the Board of Supervisors proposes to approve a modification to a proposed amendment not previously considered by the *Planning Commission* during its public hearing, the proposed modifications shall first be referred to the *Planning Commission*, in compliance with Government Code section 65857, but the *Planning Commission* shall not be required to hold a public hearing thereon. A modification shall be deemed "previously considered" if the modification of a proposed amendment by the Board of Supervisors is based upon the issues and evidence initially heard by the *Planning Commission*. Failure of the *Planning Commission* to report within 40 days after being referred the modification, or such longer period as may be designated by the Board of Supervisors, shall be deemed a *Planning Commission* recommendation that the proposed amendment be approved by the Board of Supervisors.

Sec. 8115-3.4 - Notice of Decisions

Decisions of the *Planning Commission* or Board of Supervisors, as applicable, on amendments that are not initiated by the Board of Supervisors, *Planning Commission* or *Planning Director* shall be noticed in accordance with Section 8111-4.3 of this Chapter.

Sec. 8115-3.5 - Effective Date of Decisions

Decisions of the Board of Supervisors on amendments become effective 30 days from the date of adoption of the amendment ordinance in accordance with Government Code section 25123.

Section 16

ARTICLE 17:

MOBILEHOME PARK CLOSURE PERMIT REQUIREMENT

Article 17, Sec. 8117-0 – Purpose, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-0 - Purpose

Mobilehome parks offer affordable ownership housing to the citizens of the unincorporated area of Ventura County, especially to residents over the ages of 62, many of which are on fixed or limited incomes. *Mobilehome parks* are a relatively low intensity land use, and in growing urban areas, older parks are coming under economic pressure to redevelop to more profitable uses. In these urban areas and throughout the County, vacant *mobilehome park* spaces are usually rare. Park residents evicted because of *change of use* of the park may be unable to find space in other parks to move their home to, or cannot afford the move even if a space was available. For these reasons, it is deemed necessary to protect the owners of *mobilehomes* from unreasonable evictions and undue financial hardship from a *mobilehome park* closure, while at the same time recognizing the rights of park owners to pursue changes in land use.

Article 17, Sec. 8117-1 – Definitions, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-1 - Definitions

Unless the provision or context otherwise requires, the definitions of words and terms as follows shall govern the construction of this Article 17.

Mitigation or Measures to Mitigate: Measures to alleviate adverse impacts of the conversion, closure, or cessation of a *mobilehome park*, including but not limited to: relocation of *mobilehomes* to another park; payment of security deposits; reimbursement of utility connection fees; moving expenses; purchase of *mobilehomes* which can't be moved or other related moving assistance for residents of a park.

Mobilehome: A structure with dimensions larger than 8 feet by 40 feet or a size larger than 320 square feet designed for *human habitation*, transported over streets and highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation. A recreational vehicle shall be treated as a mobilehome under this Article 17, provided it has been used as a principal residence for nine consecutive months.

Mobilehome Park Closure, Conversion or Change of Use: Mobilehome Park Closure, Conversion or *Change of Use* means changing the use of a mobilehome park such that it no longer contains occupied mobile or manufactured homes, as described in and regulated by Government Code Section 66427.4. Such conversions are governed by this Article 17.

Mobilehome Park Conversion to Resident Ownership: Mobilehome Park Conversion to Resident Ownership means the conversion of a *mobilehome park* composed of rental spaces to a condominium or common interest development, as described in and/or regulated by Government Code section 66427.5 and/or section 66428.1. Unless otherwise provided therein, such conversions are governed by Article 13 of Division 8, Chapter 2 of the Ventura County Ordinance Code.

Mobilehome Park, Trailer Park or Park: An area of land where two or more spaces are rented or leased for mobilehomes used as residences. "Mobilehome park" does not include County park campgrounds and County parking meter zones.

Mobilehome Park Owner or Owner: The owner, lessor, operator, or manager of a mobilehome park in the unincorporated area of Ventura County.

Mobilehome Tenant or Resident: Any person entitled to occupy a mobilehome or recreational vehicle which is located within a mobilehome or trailer park in the unincorporated area of Ventura County.

Recreational Vehicle: A vehicle for *human habitation*, which is self-propelled or towed by a light-duty vehicle, in which the plumbing, heating, and electrical system contained therein may be operated without connection to outside utilities.

Space Rent: The consideration, including any security deposits, bonuses, benefits, or gratuities demanded or received in connection with the *use* and occupancy of a space in a mobilehome or trailer park, or for housing services provided, but exclusive of any amount paid for the use of a mobile dwelling unit, or utility charges or trash charges which are billed to units separately whether or not the units are individually metered. "Space rent" does not include reasonable user fees for services actually rendered to some, but not all, of the residents of a park.

Article 17, Sec. 8117-2 – Exemptions, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-2 - Exemptions

The following *mobilehome parks* or portions thereof are exempt from the provisions of this Article 17.

- a. Mobilehome or trailer parks managed or operated by the United States Government, the State of California, or the County of Ventura.
- b. Mobilehome or trailer parks used for *farmworker* housing.
- c. Those sections of existing parks utilized for recreational vehicles which have an approved permit identifying a separate area with reduced size spaces specifically designated for Recreational Vehicles, provided the permit was approved prior to the effective date of this Article 17.
- d. Mobilehome park spaces rented for non-residential *uses*.
- e. Recreational vehicle parks specifically designed for recreational vehicles.
- f. Closure or cessation of use of a mobilehome park resulting from an adjudication of bankruptcy.

Article 17, Sec. 8117-3 – Mobilehome Park Closure Permit, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-3 - Mobilehome Park Closure Permit

Except as otherwise provided by law, prior to the conversion of a mobilehome park to another *use*, or prior to the closure of a mobilehome park or the cessation of the *use* of land as a mobilehome park, in whole or in part, a Mobilehome Park Closure Permit must be obtained pursuant to provisions of this Article 17.

Article 17, Sec. 8117-4 – Notice to Residents, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-4 - Notice to Residents

Prior to filing of an application for a Mobilehome Park Closure Permit, the park owner shall provide at least 60 days of written notice to all residents and mobilehome owners that the park is being proposed for closure. A copy of the required notice shall be obtained from the Planning Division. No other notice shall be used unless prior approval is provided by the *Planning Director*. The park owner shall continue to give said notice to all new and potential residents throughout the closure permit process.

Article 17, Sec. 8117-5– Mobilehome Park Closure Permit Application Procedures, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-5 - Mobilehome Park Closure Permit Application Procedures

A person or entity seeking to convert a mobilehome park to another *use*, or to close a mobilehome park or to cease a *use* of land as a mobilehome park, in whole or in part, shall apply for a Mobilehome Park Closure Permit on forms provided by the Planning Division. The application shall be accompanied by the appropriate fee listed in the Board-adopted Fee Schedule to cover costs of processing the request in accordance with Section 8111-3 of the Ventura County Ordinance Code.

Article 17, Sec. 8117-6 – Application Filing Requirements, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-6 - Application Filing Requirements

The Mobilehome Park Closure Permit application shall be accompanied by the following:

- a. Concept Plan: A plan indicating the proposed *use* the park *site* is intended to accommodate, including the approximate number of proposed residential units, if any; approximate square footage and use of any *buildings* proposed; and the probable impacts/benefits to the community created by the proposed project.
- b. Site Plan: A site plan of the existing mobilehome park showing the existing layout, with all existing *mobilehome* spaces identified by number and indicating whether the space is currently occupied, and other *site* features.
- c. Residents List: A list of the names and addresses of all current residents of the mobilehome park.
- d. Housing and Financial Impact Report: A report on the housing and financial impacts of the removal of the mobilehomes upon all displaced residents including:
 - (1) Rental rate history for each space for the previous five years;
 - (2) Monthly vacancy rate for each month during the preceding two years;
 - (3) Makeup of existing resident households, including *family* size, length of residence, age of residents, estimated household income, and whether they are receiving federal or State *rent* subsidies;
 - (4) The date of manufacture, size and condition of each mobilehome in the park.
 - (5) An analysis of moving existing *mobilehomes* which shall include, but not be limited to, the availability of other *sites*; the total costs of relocating mobilehomes to a new location; and the feasibility of existing mobilehomes being accepted at other locations.
- e. Relocation Assistance Plan: A plan which clearly states all measures proposed by the *applicant* to mitigate any identifiable adverse impacts of the proposed closure or conversion of *use* on the residents of the *mobilehome park* who would be displaced thereby. Displaced residents must be provided with relocation benefits that bear a relationship to the cost of displaced residents' finding alternative housing. Relocation benefits shall be determined on a case by case basis. With regard to mobilehomes which cannot be moved to another mobilehome park, consideration shall be given to the purchase of such mobilehomes by the *applicant* at their appraised fair market value as determined by an independent appraiser utilizing principles applicable in relocation matters. The foregoing applies when the mobilehome owner resides in the unit. However, a nonresident mobilehome owner shall not be eligible for any other relocation benefits except those associated with the relocation or purchase of a qualifying mobilehome.

Persons who own mobilehomes or who are tenants in the *mobilehome park* at the time notice of closure is given will be eligible for relocation assistance as determined in the finally approved Relocation Assistance Plan. Persons who become mobilehome owners or tenants after the time

notice is provided pursuant to Section 8117-4 may be only eligible for partial relocation assistance as determined in the Relocation Assistance Plan as finally approved.

- f. Proof of Service of Notice: The *applicant* shall provide evidence, by proof of service or by other means, that he/she has given the notice required by Section 8117-4 to all applicable residents and mobilehome owners, and continues to give such notice to all new potential residents.
- g. List of Surrounding Property Owners: A list of all real property owners within a radius of 300 feet of the exterior boundaries of the Assessor Parcel(s) which is subject of the application. Names and addresses shall be obtained from the latest equalized assessment roll.
- h. Other Information: The *applicant* shall provide any other information which the *Planning Director* reasonably believes is necessary for the purposes of properly evaluating the Mobilehome Park Closure Permit request.

Article 17, Sec. 8117-7 – Completeness of Application, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-7 - Completeness of Application

Not later than 45 days after a Mobilehome Park Closure Permit application has been filed, the *applicant* shall be notified in writing as to whether the application is complete or incomplete for application purposes. If the submittal is determined to be incomplete, the *applicant* shall be notified in writing of the reasons for such determination and of the information needed to make the application complete.

Article 17, Sec. 8117-8 – Review of Supplemental Information, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-8 - Review of Supplemental Information

If a Mobilehome Park Closure Permit application is deemed incomplete and the *applicant* subsequently submits all the required information, the application is then treated as if it were a new filing, and the 45-day review period begins on the day that the supplemental information is submitted.

Article 17, Sec. 8117-9 – Termination of Incomplete Application, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-9 - Termination of Incomplete Application

Upon written notification to the *applicant*, processing of an incomplete Mobilehome Park Closure Permit application may be terminated if no reasonable effort has been made by the *applicant* to complete the application for a period of six months from the date of notification of incompleteness. All unused fees shall be refunded to the *applicant*.

Article 17, Sec. 8117-11 – Hearing on the Mobilehome Park Closure Permit, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-11 - Hearing on the Mobilehome Park Closure Permit

Hearings shall be held on the Mobilehome Park Closure Permit application before the *Planning Commission* and the Board of Supervisors. The *Planning Commission* shall make recommendations to the Board of Supervisors, and the action by the Board of Supervisors shall be final. The Board of Supervisors shall only approve the Mobilehome Park Closure Permit application if it finds that:

- a. The conversion, closure, or cessation of *use* of the land as a mobilehome park will not be substantially detrimental to the housing needs and public interest of the affected neighborhood and of the *County* as a whole; and
- b. The measures to reasonably and adequately mitigate any adverse impact of the proposed

conversion, closure, or cessation of *use* on the mobilehome park residents who will be displaced are incorporated as conditions of permit approval.

Article 17, Sec. 8117-12 – Denial for Incompleteness, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-12 - Denial for Incompleteness

If either the Housing and Financial Impact Report or Relocation Assistance Plan are found to be inadequate, insufficient, or incomplete, the Mobilehome Park Closure Permit application may be *denied without prejudice*. If the *applicant* thereafter cures the deficiencies, the *applicant* may re-apply and provide any necessary fee deposits in accordance with the Board-adopted Fee Schedule.

Article 17, Sec. 8117-13 – Application of Permit Conditions, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-13 - Application of Permit Conditions

Reasonable conditions may be imposed by the Board of Supervisors to mitigate adverse impacts on mobilehome park residents who will be displaced by these measures including, but not limited to, relocation assistance requirements, phasing of the conversion, closure or cessation of *use*, bonding requirements, and any other reasonable requirements in the facts and circumstances of the particular permit request. In no case shall the measures required to be taken to mitigate any impacts exceed the reasonable costs of relocation to another mobilehome park.

Article 17, Sec. 8117-15 – Denial of Permit for Coercion, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-15 - Denial of Permit for Coercion

A Mobilehome Park Closure Permit application may be denied where there is substantial evidence that mobilehome park residents have been coerced to publicly support or approve closure, proposed conversion of a mobilehome park to another *use*, or cessation of the *use* of land as a mobilehome park, or to refrain from publicly opposing the same, or to forego any assistance to which they might be entitled.

Article 17, Sec. 8117-16 – Duration of Permit, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-16 - Duration of Permit

The Mobilehome Park Closure Permit granted pursuant to this Article 17 shall be valid for a period of two years. Any and all rights to close a mobilehome park pursuant to such a permit shall lapse at the expiration of the permit.

Article 17, Sec. 8117-19 – Effect on Existing Permits, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-19 - Effect on Existing Permits

The requirements of this Article 17 shall apply to all existing mobilehome parks within the *County* not herein exempt, regardless of any time limitation conditions that may exist in any previously issued permit for any mobilehome park. The *use* of any property covered by such a permit may lawfully continue and the permit shall be deemed to remain in full force and effect while the approved Mobilehome Park Closure Permit for conversion, closure, or cessation of *use* is being implemented.

Article 17, Sec. 8117-21 – Public Policy, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-21 - Public Policy

It shall be against public policy to subvert any provisions of this Article 17 by coercing the waiver of any rights or privileges created or protected thereby. Any provision of a lease or agreement which purports directly or indirectly to waive or require waiver of a resident's rights under said sections or which requires prior consent to the conversion, closure, or cessation of *use* of land as a mobilehome park shall be null, void and unenforceable.

Article 17, Sec. 8117-22 – Penalties, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-22 - Penalties

Any person, firm, or corporation violating any of the provisions of this Article 17 shall be deemed guilty of a misdemeanor and such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of the provisions of this Article 17 is committed, continued, or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than \$1,000.00 (one thousand dollars), or by imprisonment for not more than six (6) months, or both such fine and imprisonment.

Article 17, Sec. 8117-22 – Penalties, of the Ventura County Ordinance Code, is hereby amended to read as follows:

Sec. 8117-23 - Notice to New and Prospective Tenants

Prior to or at the time of agreeing to rent space to a new tenant in a mobilehome park subject to closure, the owner shall provide each new tenant or prospective tenant with a copy of this Article 17, as currently in force, a copy of the Notice of Closure, a copy of the approved Housing and Financial Impact Report and the Relocation Assistance Plan.

Section 17

ARTICLE 19:

SPECIFIC STANDARDS FOR AREA PLANS

Article 19, Sec. 8119-1.1.3(a) – Description of Zones, of the Ventura County Ordinance Code, pertaining to the Old Town Saticoy Development Code, is hereby amended to read as follows:

a. Town Center (TC)

The Town Center (TC) zone comprises the commercial and civic core of Saticoy. It consists of one- and two-story "main street commercial" buildings with shopfront *frontages* that are built up to and accessed from the sidewalk, giving the area a small town commercial character. Ground floor retail, artisan manufacturing and upper floor residential or *live/work units* support an active pedestrian environment. Residential units are only allowed on the second story and are considered *secondary uses* in the TC Zone, whereas the *live/work units* are considered *accessory uses* in the TC Zone. Ground-floor residential units are not permitted.

Article 19, Sec. 8119-1.1.4 – Applicability, of the Ventura County Ordinance Code, pertaining to the Old Town Saticoy Development Code, is hereby amended to read as follows:

As noted in Sec. 8119-1.1, the Development Code applies to all development, subdivisions and land uses within Old Town Saticoy (See Figure 1.1.2). Development includes construction, reconstruction, modification, alteration, relocation, demolition and replacement of structures or site features.

For matters not addressed in the Development Code, the regulations and provisions of the NCZO apply. Examples of NCZO provisions that apply to Old Town Saticoy include, but are not limited to, regulations for interpretation (Sec. 8101-4.10), nonconformities (Article 13), enforcement and penalties (Article 14), and animal keeping regulations (Sec. 8107-2).

In the event of a conflict between goals and policies or other provisions of the Saticoy Area Plan and regulations in the Old Town Saticoy Development Code, the Saticoy Area Plan shall prevail. In the event of a conflict between other provisions of the NCZO and this Development Code, the Development Code shall prevail.

Article 19, Sec. 8119-1.3.1(b)(3) – Town Center Zone, of the Ventura County Ordinance Code, pertaining to the building profile in the Town Center Zone, is hereby amended to read as follows:

b. Building Profile

1. Building heights shall comply with the standards listed in Table 1.3.1(b) below 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. 8106-5.

Article 19, Sec. 8119-1.3.2(b)(3) – Residential/Mixed Use (R/MU) Zone, of the Ventura County Ordinance Code, pertaining to the building profile in the Residential Mixed Use Zone, is hereby amended to read as follows:

b. Building Profile

1. Building heights shall comply with the standards listed in Table 1.3.2(b) below 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. 8106-5.

Article 19, Sec. 8119-1.3.3(b)(3) – Residential (RES) Zone, of the Ventura County Ordinance Code, pertaining to the building profile in the Residential Zone, is hereby amended to read as follows:

b. Building Profile

1. 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.
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. 8106-5.

Article 19, Sec. 8119-1.4.2(d) – Services and Utilities Placement, of the Ventura County Ordinance Code, under the following illustration pertaining to requirements for all building types, is hereby amended to read as follows:



Accessory buildings have alley-facing windows.

Article 19, Sec. 8119-1.8.2(b) – Building Height Measurement and Standards, of the Ventura County Ordinance Code, pertaining to building height measurements in all zones as set forth in the Old Town Saticoy Development Code, is hereby amended to read as follows:

- b. Building masses, including sloped roofs, shall not project beyond the maximum building height as shown in Tables 1.3.1(b), 1.3.2(b), 1.3.3(b), and 1.3.4(b). Apply Sec. 8106-5 for allowable exceptions to maximum height of buildings for architectural features (such as chimneys, church steeples, etc.).

Article 19, Sec. 8119-1.8.7(a) – Open Storage Standards, of the Ventura County Ordinance Code, pertaining to open storage as set forth in the Old Town Saticoy Development Code, is hereby amended to read as follows:

- a. Open Storage in RES, R/MU and TC zones:
 1. Apply Sec. 8107-1.6 for open storage standards in the RES and R/MU zones.
 2. Apply Sec. 8109-2.2(a) for open storage standards in the TC zone.

Article 19, Sec. 8119-1.2 – Permitted Uses, of the Ventura County Ordinance Code, pertaining to the Old Town Saticoy Development Code, is hereby amended to read as follows with respect to the specified land uses of the Old Town Saticoy Development Code, Section 8119-1.2 - Permitted Uses Matrix, as shown in Exhibit 6 of the September 16, 2025, Board Letter and attached to this document.

Section 18

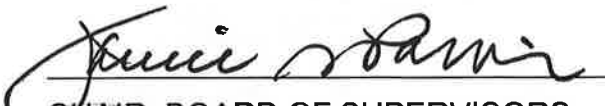
If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Ventura County Board of 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 19


This ordinance shall become effective and operative 30 days after adoption.

PASSED AND ADOPTED this 16 day of September, 2025, by the following vote:

AYES: Supervisors LaVere, Gorell, Long, Parvin and Lopez
NOES: Supervisors None
ABSENT: Supervisors None


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



Attachment: Exhibit 6 - Old Town Saticoy Development Code Section 8119-1.2 - Permitted Uses Matrix

EXHIBIT 6

Old Town Saticoy Development Code
Section 8119-1.2 Permitted Uses of the
Non-Coastal Zoning Ordinance
Clean Version
(Case No. PL23-0024)

Sec. 8119-1.2 – Permitted Uses, of the Ventura County Ordinance Code, pertaining to the Old Town Saticoy Development Code, is hereby amended to read as follows with respect only to the below-stated land uses:

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE

	TC	R/MU	RES	IND
A) PRINCIPAL USES				
ART GALLERIES, MUSEUMS	PD	PD		
AUTOMOBILE SERVICE STATIONS				CUP
ASSEMBLY USES	CUP	CUP	CUP	CUP
BANKS AND RELATED FINANCIAL OFFICES AND INSTITUTIONS	PD	PD		
BARS, TAVERNS AND NIGHTCLUBS *	CUP			
BED-AND-BREAKFAST INNS *	PD	CUP	CUP	

	TC	R/MU	RES	IND
A) PRINCIPAL USES				
CONTRACTOR SERVICE AND STORAGE YARDS AND BUILDINGS	<i>Not allowed</i>			
CULTURAL/HISTORIC STRUCTURES OR USES	<i>Pursuant to Sec. 8107-37</i>			
Cultural Heritage Sites with Deviations from Ordinance Requirements and Standards				

	TC	R/MU	RES	IND
A) PRINCIPAL USES				
DWELLINGS *				
Single-Family Dwellings*			ZC	
Two-Family Dwellings, Or Two Single-Family Dwellings		PD ²	ZC	
<i>Multifamily Dwellings</i>				
<i>Triplex or Quadplex</i>		PD	PD	
Apartments (minimum 4 Plus Units)		PD		
Town Center Residential	PD ³			

	TC	R/MU	RES	IND
A) PRINCIPAL USES				
EDUCATION AND TRAINING				
Schools: PreK – 12 (boarding and nonboarding)	PD	CUP	CUP	

	TC	R/MU	RES	IND
A) PRINCIPAL USES				
FENCES AND WALLS, PER SEC. 8106-8.1				
7 ft. in Height or Less	E	E	E	E
Over 7 ft. in Height	ZC	ZC	ZC	ZC

	TC	R/MU	RES	IND
A] PRINCIPAL USES				
FILMING ACTIVITIES *				
Filming Activities, Permanent	CUP			PD
Filming Activities, Temporary	CUP	CUP		CUP
Filming Activities, Occasional For Current News Programs/ Noncommercial Personal Use	E	E	E	E
Filming Activities, Occasional Solely For Non-Commercial Student Projects Where Neighborhood Waivers Are Not Required Per Sec. 8107- 11.1	E	E	E	E
Filming Activities, Occasional <i>Per Sec. 8107-11.1</i>	ZC	ZC	ZC	ZC
Filming Activities, Occasional With Waivers <i>Per Sec. 8107-11.2</i>	ZC-W	ZC-W		ZC-W
Filming Activities, Occasional, Not Meeting Standards <i>Per Sec. 8107- 11.3</i>	CUP	CUP		CUP

	TC	R/MU	RES	IND
A] PRINCIPAL USES				
GOVERNMENT BUILDINGS	PD		CUP	PD

	TC	R/MU	RES	IND
A] PRINCIPAL USES				
HEALTH SERVICES				
Medical Offices	PD	PD		

	TC	R/MU	RES	IND
A] PRINCIPAL USES				
MAINTENANCE, ROUTINE/MINOR REPAIRS TO BUILDINGS, NO STRUCTURAL ALTERATIONS	E	E	E	E
If Designated Cultural Heritage Site Per Sec. 8111-1.1.1(a)(4), (a)(5) and (b)(10)	ZC	ZC	ZC	ZC

	TC	R/MU	RES	IND
A] PRINCIPAL USES				
OFFICES: BUSINESS, PROFESSIONAL AND ADMINISTRATIVE, OTHER THAN USES LISTED BELOW, EXCEPT HEALTH SERVICE OFFICES AND VETERINARY CLINICS	PD	PD		PD
Telemarketing and Customer Service/Call Center Offices	PD	PD		PD

	TC	R/MU	RES	IND
A] PRINCIPAL USES				
PUBLIC SERVICE/UTILITY FACILITIES, OTHER THAN LISTED BELOW	CUP	CUP		CUP
<i>Small Utility Structures</i>	E	E	E	E
Offices Only	PD	PD		PD

	TC	R/MU	RES	IND
A) PRINCIPAL USES				
RECREATION, PARKS, AND AMUSEMENTS, OTHER THAN USES LISTED BELOW (AM, ORD. 4624 – 01/07/24)	PD			

	TC	R/MU	RES	IND
A) PRINCIPAL USES				
REPAIR AND RECONDITIONING SERVICES, OTHER THAN USES LISTED				CUP

	TC	R/MU	RES	IND
A) PRINCIPAL USES				
RETAIL TRADE, OTHER THAN USES LISTED BELOW	PD	PD		
Seasonal Sales of Christmas Trees and Pumpkins *	ZC			ZC
Eating Establishments, With or Without Outdoor Customer Dining *	PD	CUP		
Feed Stores	CUP			PD
Lumber And Building Materials Sales Yards				CUP
Mail Order Houses (Nonstore)				PD
Mobile Food Facilities *	<i>Pursuant to Sec. 8107-30</i>			
Motor Vehicle, Mobilehome, Recreational Vehicle And Boat Dealerships*				CUP

	TC	R/MU	RES	IND
A) PRINCIPAL USES				
SERVICE ESTABLISHMENTS				
Business Services, Other Than Uses Listed Below	PD	PD		PD
Auction Halls, Not Involving Livestock				CUP
Disinfecting And Exterminating Services	CUP			CUP
Exhibits, Building Of				PD
Sign Painting And Lettering Shops	PD			PD
Personal Services (e.g. Beauty Salons, Laundromats, massage services,	PD	PD		

	TC	R/MU	RES	IND
A) PRINCIPAL USES				
TRANSPORTATION SERVICES, OTHER THAN USES LISTED BELOW				CUP

	TC	R/MU	RES	IND
A) PRINCIPAL USES				
TREES AND NATIVE VEGETATION: REMOVAL, RELOCATION OR	<i>Pursuant to Sec. 8107-25</i>			

	TC	R/MU	RES	IND
A] PRINCIPAL USES				
WAREHOUSING AND STORAGE				
Building Materials, Moving Equipment, etc.				PD
Ministorage, with or without Recreational Vehicle (RV) Storage *				CUP
Warehousing and Storage, with outdoor storage				CUP
Warehousing and Storage, with indoor storage only				PD
Energy Storage (ADD. ORD. 4630 – 5/21/24)				PD

	TC	R/MU	RES	IND
B] ACCESSORY USES AND STRUCTURES				
ACCESSORY USES AND STRUCTURES	ZC	ZC	ZC	ZC
Dwellings:				
Accessory Buildings or Structures For Human Habitation:				
Live/Work Units	PD			
For Caretaker (with or without pets)				CUP
For Superintendent Or Business Owner	CUP	PD		CUP
Accessory Dwelling Unit (ADU)* (AM. ORD. 4519 - 2/27/18; AM. ORD. 4615 – 2/27/23)		Pursuant to Sec. 8107-1.7		
Junior Accessory Dwelling Unit (JADU)* (ADD. ORD. 4615 – 2/7/23)			Pursuant to Sec. 8107-1.7	

	TC	R/MU	RES	IND
B] ACCESSORY USES AND STRUCTURES				
Accessory Buildings or Structures, Not For Human Habitation Or For Agricultural And Animal Husbandry/ Keeping Purposes (e.g. Garage, Storage Building):				
up to 2,000 sq. ft. GFA per legal lot			ZC	
over 2,000 sq. ft. GFA per legal lot			PD	
Accessory bathrooms *			ZC	
Bicycle and Skate Facilities/Ramps, meeting standards of Sec. 8107-23 *			ZC	
exceeds standards per sec. 8107-23.2.3 *			CUP	
Garage And Yard Sales		E	E	
Home Occupations *	ZC	ZC	ZC	

	TC	R/MU	RES	IND
B) ACCESSORY USES AND STRUCTURES				
Non-Commercial Antennas, Ground-Mounted *	<i>See Communication Facilities</i>			
Freestanding Light Fixtures	<i>Pursuant to Sec. 8106-8.6</i>			
Heating and Cooling Equipment, Emergency Backup Generators, Backup Battery Packs, and the Like (<i>See Sec. 8106-5.5</i>) (ADD. ORD. 4606 – 11/1/22)	E	E	E	E
Open Storage *	<i>Pursuant to Sec. 8109-2.2(a)</i>	<i>Pursuant to Sec. 8107-1.6</i>		CUP ⁴
Ordinary Maintenance/Minor Repairs To Buildings; No Structural	E	E	E	E
If Designated Cultural Heritage Site When Sec. 8111-1.1.1(a)(4), (a)(5) and (b)10 Apply	ZC	ZC	ZC	ZC
Patios, Paving And Decks Not More Than 30 in. Above Finished Grade, <i>Per Art. 6</i>	ZC	ZC	E	ZC

	TC	R/MU	RES	IND
B) ACCESSORY USES AND STRUCTURES				
ACCESSORY USES AND STRUCTURES	ZC	ZC	ZC	ZC
Recreational Facilities, <i>Eating Establishments</i> ; For Employees Only				PD
Retail Trade, Uses and Structures				
Outdoor Sales And Services, Temporary *	ZC			ZC
Repair Of Products Retailled	ZC			ZC
Retail Sale Of Products Manufactured On-Site	PD			ZC

	TC	R/MU	RES	IND
B) ACCESSORY USES AND STRUCTURES				
ACCESSORY USES AND STRUCTURES	ZC	ZC	ZC	ZC
Swimming, Wading, And Ornamental Pools Less Than 18-in. Depth	ZC	ZC	E	ZC
Temporary Buildings During Construction*	ZC	ZC	ZC	ZC
Accessory To A Use That Has An Underlying Discretionary Entitlement (i.e., PD Permit Or CUP)	<i>Pursuant to Sec. 8111-6.1</i>			