

# STAFF REPORT EXHIBIT 2

## Proposed NCZO Amendments, Legislative Version

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Proposed NCZO Amendments Pertaining to Maximum  
Building Lot Coverage Development Standards, Setback  
Exceptions and Grammatical, Stylistic, Definitional and Other  
Clarifying Amendments  
(Case No. PL22-0163)

## Staff Report Exhibit 2

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

ORDINANCE No. \_\_\_\_\_

**AN ORDINANCE OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA,  
AMENDING ARTICLES 1, 2, 6, 7, 8, 11, 13 AND 19 OF THE VENTURA COUNTY  
ORDINANCE CODE, NON-COASTAL ZONING ORDINANCE (VENTURA COUNTY  
ORDINANCE CODE DIVISION 8, CHAPTER 1) PERTAINING TO MAXIMUM  
BUILDING LOT COVERAGE DEVELOPMENT STANDARDS, SETBACK  
EXCEPTIONS, AND GRAMMATICAL, STYLISTIC, DEFINITIONAL AND OTHER  
CLARIFYING AMENDMENTS**

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

### Section 1

## **ARTICLE 1: AUTHORITY, PURPOSE, AND APPLICATION OF CHAPTER**

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**Article 1, Sec. 8101-3.1** of the Ventura County Ordinance Code is hereby amended to read as follows:

### **Sec. 8101-3.1**

No *structure* shall be moved onto a site, erected, reconstructed, added to, enlarged, advertised on, structurally altered or maintained, and no *structure* or land shall be used or maintained for any purpose, except as specifically provided and allowed by this Chapter, with respect to land uses, *building heights*, *setbacks*, *minimum lot area*, maximum percentage of *building lot coverage* and *lot width*, and with respect to all other regulations, conditions and limitations prescribed by this Chapter as applicable to the same zone in which such use, *structure* or land is located. ~~(AM. ORD. 4054—2/1/94)~~

*[Staff Explanation: No policy change. Revises the term "building coverage" to "building lot coverage" to be consistent with the proposed addition of "building lot coverage" to Section 8102-0. Removed the amendment history string cite.]*

## Section 2

# ARTICLE 2: DEFINITIONS

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**Article 2, Sec. 8102-0 – Application of Definitions** of the Ventura County Ordinance Code is hereby amended by the addition of the following definitions in appropriate alphabetical order:

Building Lot Coverage – The ratio of the area of land covered by buildings (i.e., the total “building area”) to total lot area, expressed as a percentage of lot area. For purposes of this definition, “building” is any structure having a roof supported by columns or walls, and “building area” is the area included within the surrounding exterior walls or columns of a building, exclusive of courts.

Nonconforming Structure – A structure or portion thereof which was lawfully erected or altered and maintained, which, solely because of revisions in development standards of this Chapter dealing with building lot coverage, lot area per structure, height, and setbacks, no longer conforms.

*[Staff Explanation: No policy change. Incorporates the definition for “Building Lot Coverage” into the NCZO from the repealed General Plan Goals, Policies and Programs (2005). Updates the definition for “Nonconforming Structure” to be consistent with the proposed addition of “building lot coverage” to Section 8102-0.]*

## Section 3

# ARTICLE 6: LOT AREA AND COVERAGE, SETBACKS, HEIGHT AND RELATED PROVISIONS

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**Article 6, Sec. 8106-0 – Purpose** of the Ventura County Ordinance Code, is hereby amended to read as follows:

### **Sec. 8106-0 - Purpose**

The purpose of this Article is to set forth specific development standards which are applicable to the zones specified, and to delineate certain instances where exceptions to the requirements are allowed. ~~Section-~~ 8106-1 lists in matrix form specific development standards applicable to specific zones.

*[Staff Explanation: No policy change. Corrects style to make consistent with the rest of the ordinance.]*

**Article 6, Sec. 8106-1 – Schedules of Specific Development Standards by Zone, Exceptions and Exclusions Thereto** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-1 - Schedules of Specific Development Standards by Zone, ~~and~~ Exceptions and Exclusions Thereto**

The following tables indicate the *lot* area, *setback*, *height* and *building lot coverage* standards which apply to individual legal lots in the zones specified. ~~(AM. ORD. 3730—5/7/85; AM. ORD. 3759—1/14/86; AM. ORD. 3995—3/24/92; AM. ORD. 4054—2/1/94; AM. ORD. 4377—1/29/08; AM. ORD. 4455—10/22/13)~~

*[Staff Explanation: No policy change. Adds reference to exclusions in Section 8106-1.4.2. Adds the term “legal” before “lot” to clarify that lots must be legal to be developed. Removed the amendment history string cites.]*

**Article 6, Sec. 8106-1.1 – Development Standards for Uses and Structures in OS, AE, and R Zones** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-1.1 - Development Standards for Uses and Structures in Open Space, Agricultural Exclusive, Rural and Residential Zones**

~~(ADD. ORD. 3730—5/7/85; AM. ORD. 4054—2/1/94; AM. ORD. 4092—6/27/95; AM. ORD. 4216—10/24/00; AM. ORD. 4291—7/29/03; AM. ORD. 4377—1/29/08; ADD. ORD. 4436—6/28/11; ADD. ORD. 4479—9/22/15)~~

Zone	Minimum Lot Area for Subdivisions or Maximum Gross Density <del>(a)</del> <sup>1</sup>	Maximum Percentage of Building Lot Coverage	Required Minimum Setbacks <del>(b)</del> <sup>2</sup>				Maximum Structure Height <sup>3</sup>		
			Front	Side		Rear	Principal Structure	Exceptions (Principal Structure)	Accessory Structure <del>(c)</del>
				Interior & Corner Lots, Except Reverse Corner	Reverse Corner Lots: Street Side				
OS	10 acres	As Determined by the General Plan or Applicable Area Plan  See Section 8106-1.4. Building lot coverage depends on lot location.	20' ft	10' ft	20' ft	15' ft	25' ft	Height may be increased above 25' ft (to maximum 35' ft) if each side yard is at least 15' ft or as specified by permit	15' ft, except as noted in Section 8106-7.4
AE	40 acres			5' ft	10' ft				
RA	One 1 acre								
RE	10,000 sq. ft.		20' ft <del>(d)</del> <sup>5</sup>						
RO	20,000 sq. ft.								
R1	6,000 sq. ft.								
R2	7,000 sq. ft. <del>(1)</del> <sup>4</sup>								
RHD	0.80 acre <del>(3)</del> <sup>6</sup>		From adjacent street		Interior Side Yard	Rear Lot Line	35' ft	35' ft	
			10' ft		5' ft	10' ft			
RPD	As specified by permit <del>(2)</del> <sup>7</sup>		See Section 8109-1.2.2				35' ft	As specified by permit	
RES	As specified in the Old Town Saticoy Development Code (Article 19).								
R/MU									

**REGULATORY NOTES:**

- (1) Minimum lot area per dwelling unit: 3,500 square feet.
- (2) Minimum density of one dwelling unit per acre; maximum density of 30 dwelling units per acre.
- (3) Section 65583.2(h) of the California Planning and Zoning Laws prescribes a minimum 16 units per site.

**EDITORIAL NOTES:**

- (a) Zone suffix (Sec. 8103-1) may require greater minimum lot area. See Sec. 8106-2 for other exceptions.
- (b) See Sections 8106-5, 8106-6, and 8107-20 for exceptions. See Sec. 8106-4.3 for flag lot setbacks.
- (c) See Sections 8106-5, 8106-7, and 8106-8 for exceptions.
- (d) See Sec. 8106-5.11 for "swing driveway" exception.

1. Minimum lot area shall be determined by lot area suffix pursuant to Section 8103-1, which in some cases may be greater than the minimum lot area specified in Section 8106-1.1. For additional lot area exceptions see Section 8103-2.
2. Exceptions to required minimum setback requirements can be found in Sections 8106-5, 8106-6, 8107-1.7 and 8107-20. For minimum setbacks for flag and irregularly shaped lots see Section 8106-4.3.
3. Exceptions to height limits see Sections 8106-5, 8106-8 and 8107-1.7.
4. Minimum lot area per dwelling unit: 3,500 square feet.
5. Exceptions for "swing driveways" see Section 8106-5.11.
6. Section 65583.2(h) of the California Planning and Zoning Laws prescribes a minimum 16 units per site.
7. Minimum density of one dwelling unit per acre; maximum density of 30 dwelling units per acre.

*[Staff Explanation: No policy change. Relocated the ordinance amendment numbers to after the text of this section to be consistent with the standard format of the rest of the ordinance. Replaced the lettered footnotes with numbers and combined the regulatory standards with the editorial notes to make part of the codified ordinance. Added abbreviation for "feet" (i.e., ft.) after each measurement to clarify. Removed the amendment history string cites.*

*Removed and added language for clarity and consistency with the rest of the ordinance. Revised reference for "Maximum Percentage of Building Lot Coverage". All building lot coverage development standards included in the NCZO amendment are proposed for inclusion in Section 8106-1.4. Those standards incorporated into Section 8106-1.4 are by reference in whole from the General Plan, applicable Area Plan, or repealed General Plan Goals, Policies, and Programs with no revisions, substantive or otherwise, to the building lot coverage development standards proposed.]*

**Article 6, Sec. 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:

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

(ADD. ORD. 3730 - 5/7/85; AM. ORD. 4018 - 12/15/92; AM. ORD. 4377 - 1/29/08; ADD. ORD. 4479 - 9/22/15)

Zone	Minimum Lot Area <del>(a)</del> (Gross)	Maximum Percentage of Building Lot Coverage	Required Minimum Setbacks <del>(a)</del> (1)		Maximum Structure Height		
			From Street	Each Interior Yard	Main Principal Structure	Exceptions (Main Principal Structure)	Accessory Structure <del>(c)</del> (3)
CO	No requirement	See General Plan	Front: 20' ft Side: 5' ft	None required, but if provided, or if any side is adjacent to	25' ft	Height may be increased	As specified by permit

		See Section 8106-1.4. Building lot location depends on lot location.		R-zoned property then 10 feet on that side  10 ft on any side yard that is adjacent to an R-Zone		(to maximum 60' ft) with Planning Commission C.U.P.
C1						
CPD			5 feet ft on corner lots; otherwise as specified by permit (d)	5 feet ft if adjacent to an R-zone; otherwise as specified by permit (d)	35' ft	Regardless of Decision-Making Authority as specified in Section 8105.
TP	160 acres (b) <sup>2</sup>			As specified by permit	25' ft	exceeding the height limits, to 60 ft maximum, requires Planning Commission approval
M1			20' ft (e) <sup>3</sup>		30' ft	Height may be increased to 60' ft with Planning Director Decision-Making Authority approval
M2			15' ft (e) <sup>3</sup>	5 feet ft if adjacent to an R-zone; otherwise as specified by permit (e, d) <sup>3</sup>		
M3	10,000 sq. ft.		10' ft (e) <sup>3</sup>		As specified by permit	Maximum height of 60' ft when located within 100' ft of an R-zoned property
TC	As specified in the Old Town Satcoy Development Code (Article 19)					
IND						
SP	As established by Specific Plan (See Sec. 8109-4.2)					

(a) See Sec. 8106-5 for exceptions. See Sec. 1806-8106-4.3 for flag lot setbacks.

(b) See Sec. 8109-4.3.6.

(c) A 30-foot setback, in conjunction with appropriate opaque screening, may be required (1) when the industrial site is adjacent to or across the street from an R-zone; (2) to maintain uniformity with existing adjacent development; or (3) on the basis of the configuration of the industrial site.

(d) AM. ORD. 3810-5/5/87

1. Exceptions to required minimum setback requirements can be found in Sections 8106-5 and 8106-6. For minimum setbacks for flag and irregularly shaped lots see Section 8106-4.3.
2. See Section 8109-4.3.6.
3. A 30-foot setback, in conjunction with appropriate opaque screening, may be required (1) when the industrial site is adjacent to or across the street from an R-zone; (2) to maintain uniformity with existing adjacent development; or (3) on the basis of the configuration of the industrial site.

**[Staff Explanation: No Policy Change. Replaces the lettered footnotes with numbers. Edits the language of the table to be consistent with the table shown in Section 8106-1.1 of the ordinance. Removed and added language for clarity and consistency with the**

*rest of the ordinance. Removed the reference to the ordinance amendment for consistent formatting with the rest of the ordinance.*

*Revised reference for “Maximum Percentage of Building Lot Coverage”. All building lot coverage development standards included in the NCZO amendment are proposed for inclusion in Section 8106-1.4. Those standards incorporated into Section 8106-1.4 are by reference in whole from the General Plan, applicable Area Plan, or repealed General Plan Goals, Policies, and Programs with no revisions, substantive or otherwise, to the building lot coverage development standards proposed.]*

**Article 6, Sec. 8106-1.3.2 – Building Heights on Sloping Grades**, of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-1.3.2 - Building Heights on Sloping Grades**

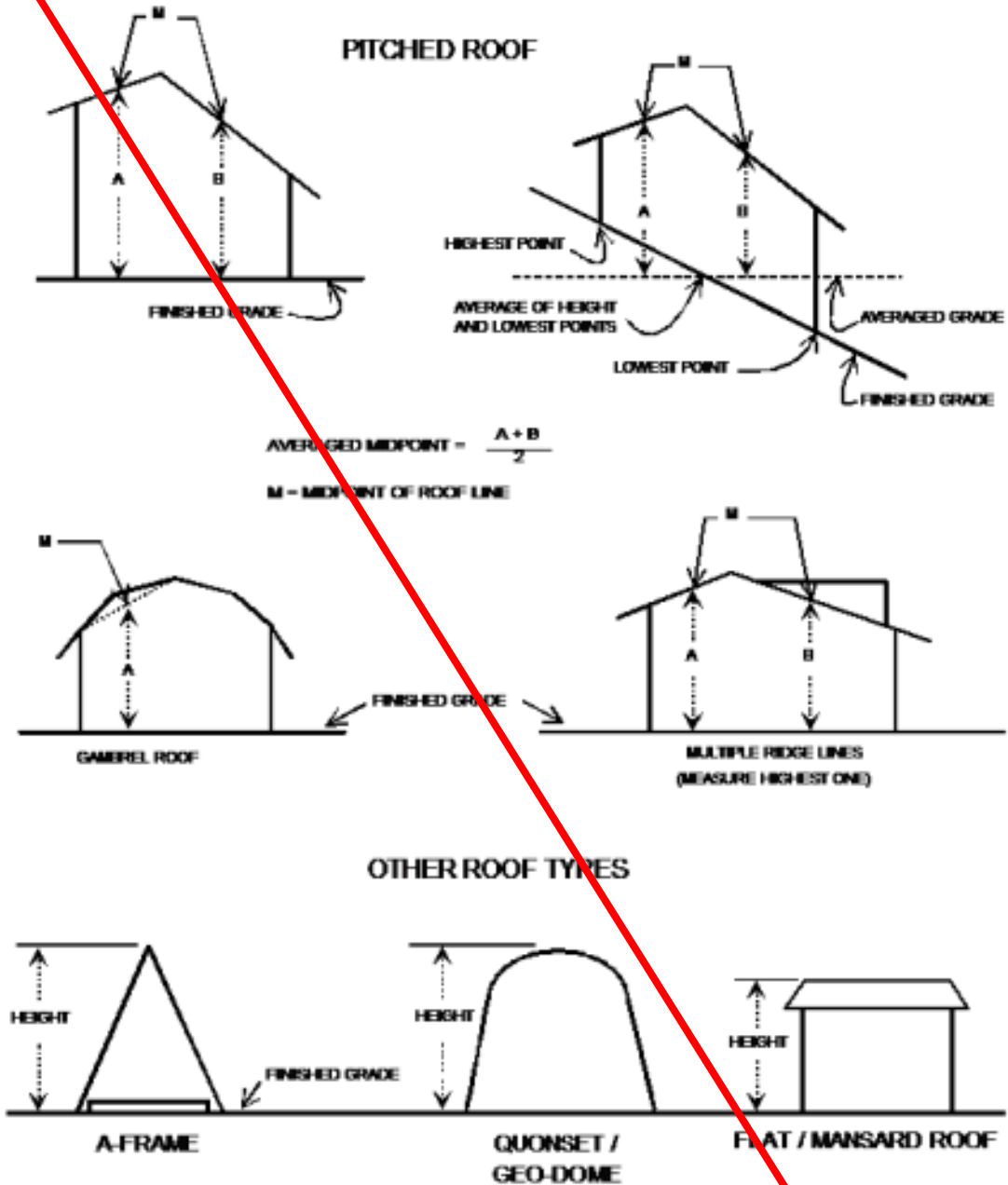
The *height* of any *building* located on a sloping *grade* is the vertical distance from the "averaged *grade*," which is arrived at by finding the midpoint of the lowest and highest *grade* at each *building* elevation (meaning side view or face of the *structure*), to the highest point of the roof or (in the case of a pitched roof) to the "averaged midpoint," as described in Section- 8106-1.3.1 of this Chapter and illustrated in Figure 1 (Section 8106-1.3). These sums are then divided by the number of elevations. If the site has compound *grades*, *height* should be measured at each *building* face.

[**Staff Explanation:** No Policy Change. Adds language to make consistent with the rest of the ordinance.]

**Article 6, Section 8106-1.3, Figure 1** of the Ventura County Ordinance Code, is hereby repealed and reenacted as follows:

**FIGURE 1**  
(Sec. 8106-1.3)

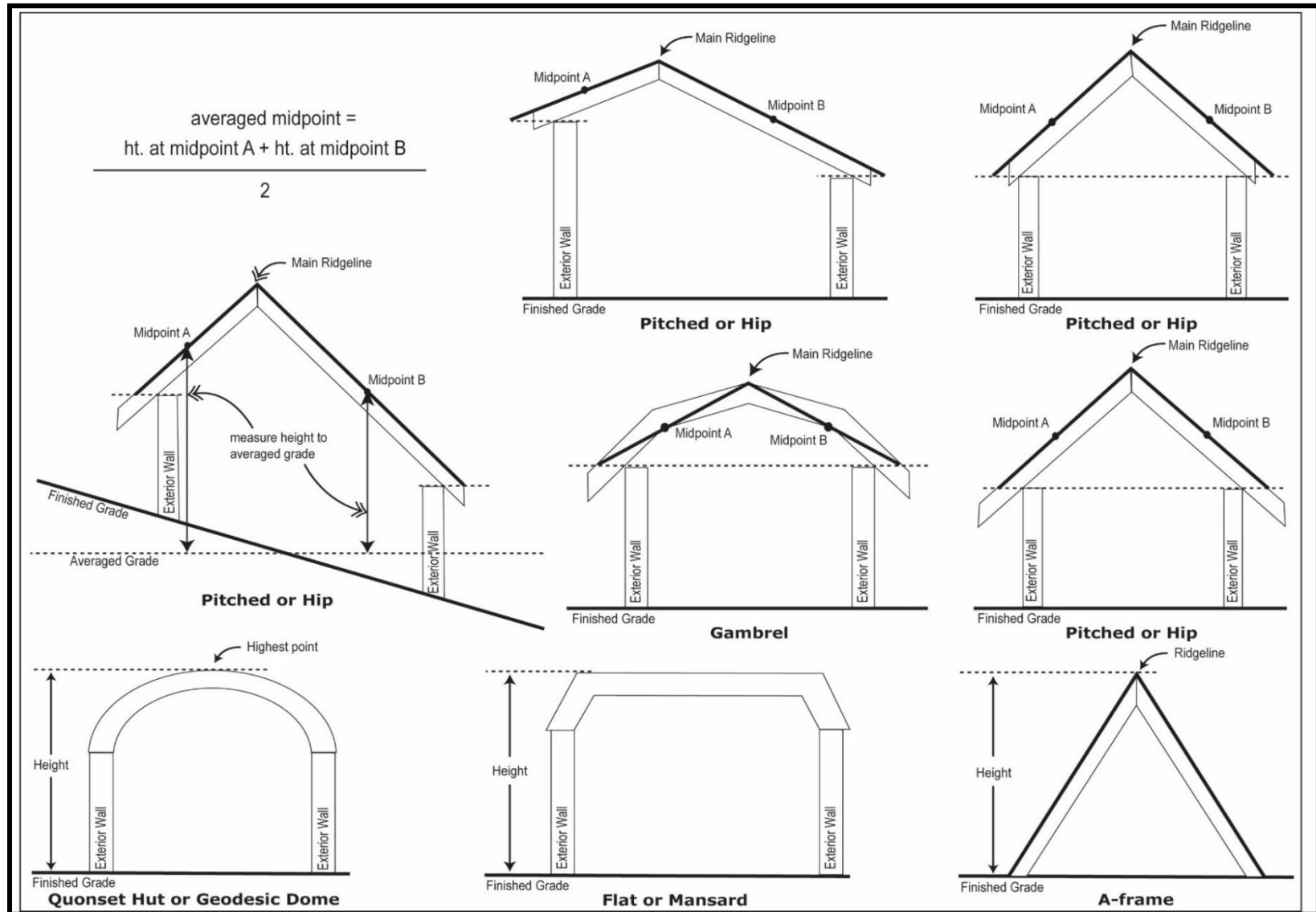
(ADD ORD. 4092 - 6/27/95; AM. ORD. 4123 - 9/17/96)



Sec. 8106-2 - (Reserved for Future Use)(See Sec. 8103-2) (Del. ORD. 4333 - 12/06/05)



**Figure 1**  
**(Section 8106-1.3)**



*[Staff Explanation: No Policy Change. Replaces the outdated Disk Operating System (DOS) program illustration with an AutoCAD illustration. The updated AutoCAD illustration is also located in the Coastal Zoning Ordinance. Adds language to clarify the figure number of this illustration. No other changes have been made.]*

**Article 6, Sec. 8106-1.4 – Building Lot Coverage** is hereby added to the Ventura County Ordinance Code, and shall read as follows:

**Sec. 8106-1.4 – Building Lot Coverage**

- a. Purpose: The purpose of this Section 8106-1.4 et seq. is to provide the maximum percentage of building lot coverage for: (1) lots subject to an area plan; (2) lots within a mapped existing community designated area boundary and not subject to an area plan; (3) lots outside of a mapped existing community designated area boundary and not subject to an area plan; and (4) lots that meet certain exceptions and exclusions.
- b. Definitions: Definitions for all italicized terms in this Section 8106-1.4 et seq. are set forth in Article 2 of this Chapter. For terms not defined, refer to Section 8101-4.4.

**Sec. 8106-1.4.1 – Maximum Percentage of Building Lot Coverage Standards**

**Sec. 8106-1.4.1.1 – Maximum Percentage of Building Lot Coverage for Lots Subject to an Area Plan**

The maximum percentage of building lot coverage for lots subject to an area plan shall be as specified below in subsections 8106-1.4.1.1.1 to 8106-1.4.1.1.8. If any provision of this Section 8106-1.4.1.1 conflicts with the applicable area plan standards, the latter shall govern.

*[Staff Explanation: No policy change. Section 8106-1.4.1.1 is proposed to introduce building lot coverage development standards for areas within an existing Area Plan.]*

**Sec. 8106-1.4.1.1.1 – El Rio/Del Norte Area Plan**

Table 1  
(Sec. 8106-1.4.1.1.1)

**El Rio/Del Norte Area Plan Maximum Percentage of Building Lot Coverage**

<b><u>Area Plan Land Use Designation</u></b>	<b><u>Maximum Building Lot Coverage (Percent)</u></b>
OS 80 (Open Space 80 ac min)	5
OS 40 (Open Space 40 ac min)	5
AG (Agriculture 40 ac min)	5
RR 5 (Rural Residential 5 ac min)	25
UR 1-2 (Urban Residential 1-2 du/ac)	28
UR 2-4 (Urban Residential 2-4 du/ac)	35
UR 4-6 (Urban Residential 4-6 du/ac)	45
UR 6-10 (Urban Residential 6-10 du/ac)	50
UR 10-15 (Urban Residential 10-15 du/ac)	60
UR 20 (Urban Residential 20 du/ac)	60
COM (Commercial)	60
IND (Industrial)	50
INST (Institutional)	60

**Notes:**

Exceptions and exclusions may apply, refer to Section 8106-1.4.1.1.1a and 8106-1.4.2.  
ac – Acre; du – Dwelling Unit; min – Minimum

**Sec. 8106-1.4.1.1.1a – El Rio/Del Norte Area Plan  
Building Lot Coverage Exceptions and Exclusions**

(1) The following exceptions and exclusions apply to the OS 80, OS 40 and AG Area Plan Land Use Designations:

(a) Structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures are excluded from building lot coverage standards. This exclusion does not include structures used for preliminary packing, storage and preservation of produce and similar structures.

(b) Maximum building lot coverage of lots less than 10 acres (nonconforming) in area shall be 2,500 square feet plus 1-square-foot for each 22.334 square feet of lot area over 5,000 square feet.

(c) Greater building lot coverage may be allowed with the approval of a discretionary permit for structures and uses listed under the heading of “Crop and Orchard Production” in Article 5.

(d) Greater building lot coverage may be allowed with the approval of a discretionary permit for Farmworker Housing Complexes.

(2) The following exception applies to the RR 5, UR1-2, UR2-4, UR-4-6, UR 6-10, UR 10-15, and UR 20 Area Plan Land Use Designations:

(a) Maximum building lot coverage for lots of less than one acre (nonconforming) in area shall be as specified in Section 8106-1.4.1.1.1, or 2,500 square feet plus 1-square-foot for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

*[Staff Explanation: No policy change. Section 8106-1.4.1.1.1 is proposed to incorporate building lot coverage development standards for the El Rio / Del Norte Area Plan. The proposed building lot coverage development standards included in Section 8106-1.4.1.1.1 are incorporated from Table ED-3 Summary – Building Intensity/Population Density Standards from the El Rio / Del Norte Area Plan.]*

**Sec. 8106-1.4.1.1.2 – Lake Sherwood/Hidden Valley Area Plan**

Table 2  
(Sec. 8106-1.4.1.1.2)

**Lake Sherwood/Hidden Valley Area Plan Maximum Percentage of Building Lot Coverage**

<b><u>Area Plan Land Use Designation</u></b>	<b><u>Maximum Building Lot Coverage (Percent)</u></b>
<u>Lake</u>	<u>Not Applicable</u>
<u>Parks and Recreation</u>	<u>5</u>
<u>OS 80 (Open Space 80 ac min)</u>	<u>5</u>
<u>OS 40 (Open Space 40 ac min)</u>	<u>5</u>
<u>OS 20 (Open Space 20-40 ac min)</u>	<u>5</u>
<u>OS 10 (Open Space 10-20 ac min)</u>	<u>5</u>
<u>RR 5 (Rural Residential 5-10 ac)</u>	<u>25</u>
<u>RR 2 (Rural Residential 2-5 ac)</u>	<u>25</u>
<u>UR 1 (Urban Residential 1 du/ac)</u>	<u>25</u>
<u>UR 1-2 (Urban Residential 1-2 du/ac)</u>	<u>28</u>
<u>UR 2-4 (Urban Residential 2-4 du/ac)</u>	<u>35</u>
<u>Notes:</u> <u>Exceptions and exclusions may apply, refer to Section 8106-1.4.1.1.2a and 8106-1.4.2.</u> <u>ac – Acre; du – Dwelling Unit; min – Minimum</u>	

**Sec. 8106-1.4.1.1.2a – Lake Sherwood/Hidden Valley Area Plan Building Lot Coverage Exceptions and Exclusions**

(1) The following exceptions and exclusions apply to the Lake, Parks & Rec., OS 80, OS 40, OS 20, and OS 10 Area Plan Land Use Designations:

(a) Structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures are excluded from building lot coverage standards. This exclusion does not include structures used for preliminary packing, storage and preservation of produce and similar structures.

(b) Maximum building lot coverage of lots less than 10 acres (nonconforming) in area shall be 2,500 square feet plus 1-square-foot for each 22.334 square feet of lot area over 5,000 square feet.

(c) Greater building lot coverage may be allowed with the approval of a discretionary permit for structures and uses listed under the heading of "Crop and Orchard Production" in Article 5.

(d) Greater building lot coverage may be allowed with the approval of a discretionary permit for Farmworker Housing Complexes.

(2) The following exception applies to the RR 5, RR 2, UR 1, UR 1-2 and UR 2-4 Area Plan Land Use Designations:

(a) Maximum building lot coverage for lots of less than one acre (nonconforming) in area shall be as specified in Section 8106-1.4.1.1.2, or 2,500 square feet plus 1-square-foot for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

*[Staff Explanation: No policy change. Section 8106-1.4.1.1.2 is proposed to incorporate building lot coverage development standards for the Lake Sherwood / Hidden Valley Area Plan. The proposed building lot coverage development standards included in Section 8106-1.4.1.1.2 are incorporated from Table LS-3 Summary – Building Intensity/Population Density Standards from the Lake Sherwood / Hidden Valley Area Plan.]*

**Sec. 8106-1.4.1.1.3 – North Ventura Avenue Area Plan**

Table 3  
(Sec. 8106-1.4.1.1.3)

**North Ventura Avenue Area Plan Maximum Percentage of Building Lot Coverage**

<b><u>Area Plan Land Use Designation</u></b>	<b><u>Maximum Building Lot Coverage (Percent)</u></b>
<u>Residential, Single Family</u>	<u>44</u>
<u>Residential, Multiple-Family</u>	<u>55</u>
<u>Commercial</u>	<u>60</u>
<u>Industrial</u>	<u>40</u>
<u>Oil Field Industrial</u>	<u>20</u>
Notes: Exceptions and exclusions may apply, refer to Section 8106-1.4.2. ac – Acre; du – Dwelling Unit; min – Minimum	

*[Staff Explanation: No policy change. Section 8106-1.4.1.1.3 is proposed to incorporate building lot coverage development standards for the North Ventura Avenue Area Plan. The proposed building lot coverage development standards included in Section 8106-1.4.1.1.3 are incorporated from Table NV-3 Summary – Building Intensity/Population Density Standards from the North Ventura Avenue Area Plan.]*

**Sec. 8106-1.4.1.1.4 – Oak Park Area Plan**

Table 4  
(Sec. 8106-1.4.1.1.4)

**Oak Park Area Plan Maximum Percentage of Building Lot Coverage**

<b><u>Area Plan Land Use Designation</u></b>	<b><u>Maximum Building Lot Coverage (Percent)</u></b>
<u>POS (Public Open Space)</u>	<u>5</u>
<u>R/1-2 (Residential 1-2 du/ac)</u>	<u>28</u>
<u>R/2-4 (Residential 2-4 du/ac)</u>	<u>35</u>
<u>R/4-6 (Residential 4-6 du/ac)</u>	<u>41</u>
<u>R/6-8 (Residential 6-8 du/ac)</u>	<u>48</u>
<u>R/8-12 (Residential 8-12 du/ac)</u>	<u>50</u>
<u>R/16-20 (Residential 16-20 du/ac)</u>	<u>60</u>
<u>C (Commercial)</u>	<u>60</u>
<u>CF (Community Facility)</u>	<u>60</u>
Notes: Exceptions and exclusions may apply, refer to Section 8106-1.4.1.1.4a and 8106-1.4.2. ac – Acre; du – Dwelling Unit; min – Minimum	

**Sec. 8106-1.4.1.1.4a – Oak Park Area Plan Building Lot Coverage Exclusion**

The following exclusion applies to the POS, R/1-2, R/2-4, R/4-6, R/6-8, R/8-12 and R/16-20 Area Plan Land Use Designations:

(a) Structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures are excluded from building lot coverage standards. This exclusion does not include structures used for preliminary packing, storage and preservation of produce and similar structures.

*[Staff Explanation: No policy change. Section 8106-1.4.1.1.4 is proposed to incorporate building lot coverage development standards for the Oak Park Area Plan. The proposed building lot coverage development standards included in Section 8106-1.4.1.1.4 are incorporated from Table OP-3 Summary – Building Intensity/Population Density Standards from the Oak Park Area Plan.]*

**Sec. 8106-1.4.1.1.5 – Ojai Valley Area Plan**

Table 5  
(Sec. 8106-1.4.1.1.5)

**Ojai Valley Area Plan Maximum Percentage of Building Lot Coverage**

<b><u>Area Plan Land Use Designation</u></b>	<b><u>Maximum Building Lot Coverage (Percent)</u></b>
OS 80 (Open Space 80 ac min)	5
OS 40 (Open Space 40 ac min)	5
OS 20 (Open Space 20 ac min)	5
OS 10 (Open Space 10 ac min)	5
RI (Rural Institutional 20 ac min)	25
RR5 (Rural Residential 5-10 ac min)	25
RR 2 (Rural Residential 2-5 ac min)	25
UR 1-2 (Urban Residential 1-2 du/ac)	28
UR 2-4 (Urban Residential 2-4 du/ac)	35
UR 4-6 (Urban Residential 4-6 du/ac)	45
UR 6-10 (Urban Residential 6-10 du/ac)	50
UR 10-20 (Urban Residential 10-20 du/ac)	60
C (Commercial)	60
I (Industrial)	50
Notes: Exceptions and exclusions may apply, refer to Section 8106-1.4.1.1.5a and 8106-1.4.2. ac – Acre; du – Dwelling Unit; min – Minimum	

**Sec. 8106-1.4.1.1.5a – Ojai Valley Area Plan Building Lot Coverage Exceptions and Exclusions**

(1) The following exceptions and exclusions apply to the OS 80, OS 40, OS 20 and OS 10 Area Plan Land Use Designations:

(a) Structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures are excluded from building lot coverage standards. This exclusion does not include structures

used for preliminary packing, storage and preservation of produce and similar structures.

(b) Maximum building lot coverage of lots less than 10 acres (nonconforming) in area shall be 2,500 square feet plus 1-square-foot for each 22.334 square feet of lot area over 5,000 square feet.

(c) Greater building lot coverage may be allowed on non-conforming (less than applicable minimum lot size) lots by discretionary permits for existing structures and uses listed under the heading of "Crop and Orchard Production" in Article 5.

(d) Greater building lot coverage may be allowed with the approval of a discretionary permit for Farmworker Housing Complexes.

(2) The following exception applies to the RR 5, RR 2, UR 1-2, UR 2-4, UR 4-6 and UR 6-10 Area Plan Land Use Designations:

(a) Maximum building lot coverage for lots of less than one acre (nonconforming) in area shall be as specified in Section 8106-1.4.1.1.5, or 2,500 square feet plus 1-square-foot for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

**Staff Explanation:** No policy change. Section 8106-1.4.1.1.5 is proposed to incorporate building lot coverage development standards for the Ojai Valley Area Plan. The proposed building lot coverage development standards included in Section 8106-1.4.1.1.5 are incorporated from Table OV-3 Summary – Building Intensity/Population Density Standards from the Ojai Valley Area Plan.]

#### **Sec. 8106-1.4.1.1.6 – Piru Area Plan**

Table 6  
(Sec. 8106-1.4.1.1.6)

##### **Piru Area Plan Maximum Percentage of Building Lot Coverage**

<b><u>Area Plan Land Use Designation</u></b>	<b><u>Maximum Building Lot Coverage (Percent)</u></b>
Open Space (80 ac min)	5
Agricultural (40 ac min)	5
R-4 (2-4 du/ac)	36
R-6 (4-6 du/ac)	45
R-15 (10-15 du/ac)	55
RHD (20 du/ac)	60
SFE (2-4 du/ac)	36
SFI (4-6 du/ac)	45
MSP (6-8 du/ac)	50
CR (8-12 du/ac)	55
C (Commercial)	60
RMU (Retail Mixed-Use)	60
I (Industrial)	50
CF (Community Facility)	60
Notes:	

**Sec. 8106-1.4.1.1.6a – Piru Area Plan Building Lot Coverage Exceptions and Exclusions**

(1) The following exceptions and exclusions apply to the Open Space, Agricultural, R-4, R-6, R-15, RHD, SFE, SFT, MSP and CR Area Plan Land Use Designations:

(a) Structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures are excluded from building lot coverage standards. This exclusion does not include structures used for preliminary packing, storage and preservation of produce and similar structures.

(b) Maximum building lot coverage of lots less than 10 acres (nonconforming) in area shall be 2,500 square feet plus 1-square-foot for each 22.334 square feet of lot area over 5,000 square feet.

(c) Greater building lot coverage may be allowed with the approval of a discretionary permit for structures and uses listed under the heading of "Crop and Orchard Production" in Article 5.

(d) Greater building lot coverage may be allowed with the approval of a discretionary permit for Farmworker Housing Complexes.

(2) The following exception applies to the C, RMU, I and CF Area Plan Land Use Designations:

(a) Maximum building lot coverage for lots of less than one acre (nonconforming) in area shall be as specified in Section 8016-1.4.1.1.6, or 2,500 square feet plus 1-square-foot for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

(3) The following exception applies to the C Area Plan Land Use Designation:

(a) Deviations may be allowed under the provisions of the Community Business District Overlay Zone.

***Staff Explanation: No policy change. Section 8106-1.4.1.1.6 is proposed to incorporate building lot coverage development standards for the Piru Area Plan. The proposed building lot coverage development standards included in Section 8106-1.4.1.1.6 are incorporated from Table P-3 Summary – Building Intensity/Population Density Standards from the Piru Area Plan.]***



**Sec. 8106-1.4.1.1.7 – Thousand Oaks Area Plan**

Table 7  
(Sec. 8106-1.4.1.1.7)

**Thousand Oaks Area Plan Maximum Percentage of Building Lot Coverage**

<b><u>Area Plan Land Use Designation</u></b>	<b><u>Maximum Building Lot Coverage (Percent)</u></b>
POS (Public Open Space 10 ac min)	5
OS 40 (Open Space 40 ac min)	5
OS 20 (Open Space 20 ac min)	5
RR - 2 (Rural Residential 2 ac min)	25
UR - 1 (Urban Residential 1 du/ac)	25
UR - 2 (Urban Residential 1-2 du/ac)	28
UR - 4 (Urban Residential 2-4 du/ac)	35
UR - 8 (Urban Residential 6-8 du/ac)	48
UR - 16 (Urban Residential 12-16 du/ac)	55
I (Industrial)	50
Notes: Exceptions and exclusions may apply, refer to Sections 8106-1.4.1.1.7a and 8106-1.4.2. ac – Acre; du – Dwelling Unit; min – Minimum	

**Sec. 8106-1.4.1.1.7a – Thousand Oaks Area Plan Building Lot Coverage Exceptions and Exclusions**

(1) The following exceptions and exclusions apply to the OS 20 Area Plan Land Use Designation:

(a) Structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures are excluded from building lot coverage standards. This exclusion does not include structures used for preliminary packing, storage and preservation of produce and similar structures.

(b) Maximum building lot coverage of lots less than 10 acres (nonconforming) in area shall be 2,500 square feet plus 1-square-foot for each 22.334 square feet of lot area over 5,000 square feet.

(c) Greater building lot coverage may be allowed with the approval of a discretionary permit for structures and uses listed under the heading of "Crop and Orchard Production" in Article 5.

(d) Greater building lot coverage may be allowed with the approval of a discretionary permit for Farmworker Housing Complexes.

(2) The following exception applies to the RR-2, UR-1, UR-2, UR-4, UR-8 and UR-16 Area Plan Land Use Designations:

(a) Maximum building lot coverage for lots of less than one acre (nonconforming) in area shall be as specified in

Section 8106-1.4.1.1.7, or 2,500 square feet plus 1-square-foot for each 4,596 square feet of lot area over 5,000 square feet, whichever is greater.

**Staff Explanation:** No policy change. Section 8106-1.4.1.1.7 is proposed to incorporate building lot coverage development standards for the Thousand Oaks Area Plan. The proposed building lot coverage development standards included in Section 8106-1.4.1.1.7 are incorporated from Table TO-3 Summary – Building Intensity/Population Density Standards from the Thousand Oaks Area Plan.]

**Sec. 8106-1.4.1.1.8 – Saticoy Area Plan**

(1) For lots subject to the Saticoy Area Plan and within the Old Town Saticoy mapped area, allowable uses and development standards are set forth in Appendix B, Section 8119-1 of the NCZO – Old Town Saticoy Development Code.

(2) For lots subject to the Saticoy Area Plan and within the West and South Industrial mapped areas, maximum building lot coverage shall be 50% of the lot area. For all other development standards for the South and West Industrial Sections, refer to Article 6 of this ordinance.

**Staff Explanation:** No policy change. Section 8106-1.4.1.1.8 is proposed to incorporate development standards from the Saticoy Area Plan

**Sec. 8106-1.4.1.2 – Maximum Percentage of Building Lot Coverage for Lots Within a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan**

The maximum percentage of building lot coverage for lots located within a mapped existing community designated area and not subject to an area plan shall be determined in accordance with this Section 8106-1.4.1.2. The following existing community designated areas, as mapped in the Ventura County General Plan, shall be governed by this Section 8106-1.4.1.2:

- |                               |                                   |
|-------------------------------|-----------------------------------|
| 1. <u>Bell Canyon</u>         | 12. <u>North Santa Paula</u>      |
| 2. <u>Box Canyon</u>          | 13. <u>North Simi</u>             |
| 3. <u>Camarillo Heights</u>   | 14. <u>Santa Rosa Valley</u>      |
| 4. <u>East Santa Paula</u>    | 15. <u>Santa Susana</u>           |
| 5. <u>Home Acres</u>          | 16. <u>Saticoy Country Club</u>   |
| 6. <u>La Cumbre Road</u>      | 17. <u>Somis</u>                  |
| 7. <u>Las Posas Estates</u>   | 18. <u>Tapo Canyon</u>            |
| 8. <u>Lewis Road</u>          | 19. <u>Thomas Aquinas College</u> |
| 9. <u>Matilija Canyon</u>     | 20. <u>Ventura Avenue</u>         |
| 10. <u>Mission Rock Road</u>  | 21. <u>West Santa Paula</u>       |
| 11. <u>North Fork Springs</u> | 22. <u>West Simi</u>              |

Table 8  
(Sec. 8106-1.4.1.2)

**Maximum Building Lot Coverage for Lots Within a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan**

<b>NCZO Zone Classification</b>	<b>Maximum Building Lot Coverage (Percent)</b>
RA	25
RA - 1ac	25
RA - 160 ac	25
RE - 10,000 sq ft	36
RE - 13,000 sq ft	33
RE - 18,000 sq ft	30
RE - 20,000 sq ft	29
RE - 20,000 sq ft av	29
RE - 40,000 sq ft	25
RE - 1ac	25
RE - 1ac/MRP	25
RE - 2ac	25
RE - 5ac	25
RE - 10ac	5
RE - 13ac	33
RE - 20ac	5
RE - 30ac	26
R1 - 6,000 sq ft	45
R1 - 8,000 sq ft	39
R1 - 10,000 sq ft	36
R1 - 13,000 sq ft	33
R1 - 20,000 sq ft	29
R2 - 7,000 sq ft	50
RO - 20,000 sq ft	29
RO - 1 ac	25
RHD - 20 du/ac	60
RPD	60
RPD - 1 du/ac	25
CPD	60
CO	50
C1	60
M2 - 10,000 sq ft	50
M3 - 10,000 sq ft	40
Notes: Exceptions and exclusions may apply, refer to Section 8106-1.4.1.2a and 8106-1.4.2. sq ft – Square Feet; ac – Acre; du – Dwelling Unit; min – Minimum	

**Sec. 8106-1.4.1.2a – Exception to Building Lot Coverage Development Standards for Lots within the Las Posas Estates Existing Community**

For *lots* within the Las Posas Estates Existing Community zoned RE-20Ac, *structures* used for growing plants such as greenhouses, hothouses, and agricultural shade/mist *structures* are excluded from *building lot coverage standards*. This exclusion does not include *structures* used for preliminary packing, storage and preservation of produce and similar *structures*.

*[Staff Explanation: No policy change. Section 8106-1.4.1.2 is proposed to incorporate building lot coverage development standards for the unincorporated Existing Communities outside of an Area Plan. Building lot coverage development standards*

*incorporated into Section 8106-1.4.1.2 are from Figure 3.7b to 3.28b from the repealed Ventura County General Plan Goals, Policies, and Programs (March 19, 2019).*

**Sec. 8106-1.4.1.3 – Maximum Percentage of Building Lot Coverage for Lots Outside of a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan**

The maximum percentage of building lot coverage for lots located outside of a mapped existing community designated area boundary, and not subject to an area plan, shall be as specified in the General Plan for the applicable land use designation. The maximum building lot coverage standards that apply to each land use designation pursuant to the General Plan are set forth below. If any provision of this section 8106-1.4.1.3 conflicts with the General Plan, the latter shall govern.

Table 9  
(Sec. 8106-1.4.1.3)

**Maximum Building Lot Coverage for Lots Outside of a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan**

<b><u>General Plan Land Use Designation</u></b>	<b><u>Maximum Building Lot Coverage (Percent)</u></b>
<u>Rural</u>	<u>25</u>
<u>ECU-Rural</u>	<u>25</u>
<u>Agricultural</u>	<u>5</u>
<u>ECU-Agricultural</u>	<u>5</u>
<u>Open Space</u>	<u>5</u>
<u>ECU-Open Space</u>	<u>5</u>
<u>Mixed Use</u>	<u>60</u>
<u>Commercial</u>	<u>60</u>
<u>Commercial Planned Development</u>	<u>60</u>
<u>Industrial</u>	<u>50</u>
<u>Parks and Recreation</u>	<u>5</u>
<u>State, Federal, Other Public Land</u>	<u>Not Applicable</u>
<u>Exceptions and exclusions may apply, refer to Section 8106-1.4.2.</u>	

***Staff Explanation:** No policy change. Section 8106-1.4.1.3 is proposed to incorporate building lot coverage development standards from the General Plan for areas outside of an Existing Community and Area Plan. The proposed building lot coverage development standards included in Section 8106-1.4.1.3 are incorporated from Table 2-2 Land Use Designation General Development Standards from the General Plan Land Use and Community Character Element.]*

**Sec. 8106-1.4.2 – Exceptions and Exclusions to Maximum Percentage of Building Lot Coverage**

The exceptions and exclusions established by this Section 8106-1.4.2 are in addition to those established in Sections 8106-1.4.1.1 and 8106-1.4.1.2. If any provision of Section 8106-1.4.2 conflicts with the exceptions and exclusions established by Sections 8106-1.4.1.1 and 8106-1.4.1.2, the more permissive exception and/or exclusion shall govern.

**Sec. 8106-1.4.2.1 – Maximum Building Lot Coverage for Nonconforming Lots with a Rural Land Use Designation**

Maximum building lot coverage for lots of less than 1 acre (nonconforming) in area shall be as specified in the General Plan for the Rural land use designation, or 2,500 square feet plus 1-square-foot for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater ( $[(\text{Square Feet of Lot Area} - 5,000) \div 4.596] + 2,500 = \text{Maximum Square Footage of Building Lot Coverage}$ ).

*(Staff Explanation: No policy change. Section 8106-1.4.2.1 is incorporated from General Plan Policy LU-7.3.)*

**Sec. 8106-1.4.2.2 – Maximum Building Lot Coverage for Nonconforming Lots with an Agricultural Land Use Designation**

- a. Maximum building lot coverage of lots of less than 10 acres (nonconforming) in area shall be as specified in the General Plan for the Agricultural land use designation, or 2,500 square feet plus 1-square-foot for each 22.334 square feet of lot area over 5,000 square feet, whichever is greater ( $[(\text{Square Feet of Lot Area} - 5,000) \div 22.334] + 2,500 = \text{Maximum Square Footage of Building Lot Coverage}$ ).
- b. Greater building lot coverage may be allowed with the approval of a discretionary permit for structures or uses listed under the heading of "Crop and Orchard Production" in Article 5.
- c. Greater building lot coverage may be allowed with the approval of a discretionary permit for Farmworker Housing Complexes.

*(Staff Explanation: No policy change. Section 8106-1.4.2.2 is incorporated from General Plan Policy LU-8.4.)*

**Sec. 8106-1.4.2.3 – Maximum Building Lot Coverage for Non-Conforming Lots with an Open Space Land Use Designation**

- a. Maximum building lot coverage of lots of less than 10 acres (nonconforming) in area shall be as specified in the General Plan for the Open Space land use designation, or 1,500 square feet plus 1-square-foot for each 22.334 square feet of lot area over 5,000 square feet, whichever is greater ( $[(\text{Square Feet of Lot Area} - 5,000) \div 22.334] + 2,500 = \text{Maximum Square Footage of Building Lot Coverage}$ ).
- b. Greater building lot coverage may be allowed with the approval of a discretionary permit for structures or uses listed under the heading of "Crop and Orchard Production" in Article 5.

- c. Greater building lot coverage may be allowed with the approval of a discretionary permit for Farmworker Housing Complexes.

*(Staff Explanation: No policy change. Section 8106-1.4.2.3 is incorporated from General Plan Policy LU-9.8.)*

**Sec. 8106-1.4.2.4 – Maximum Lot Coverage for Non-Conforming Lots with a Residential Land Use Designation**

Maximum building lot coverage for lots of less than 1 acre (nonconforming) in area shall be as specified in the General Plan for the Residential land use designation, or 2,500 square feet plus 1 square foot for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater [(Square Feet of Lot Area – 5,000) ÷ 4.596] + 2,500 = Maximum Square Footage of Building Lot Coverage).

*(Staff Explanation: No policy change. Section 8106-1.4.2.4 is incorporated from General Plan Policy LU-10.3.)*

**Sec. 8106-1.4.2.5 – Exclusion of Structures Used for Growing Plants on Lots with an Agriculture Land Use Designation**

Structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures shall be excluded from the maximum building lot coverage standards applicable to lots with an Agricultural land use designation. This exclusion does not include structures used for preliminary packing, storage and preservation of produce and similar structures.

*(Staff Explanation: No policy change. Section 8106-1.4.2.5 is incorporated from General Plan Policy LU-6.2.)*

**Article 6, Sec. 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**

- a. 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*.
- b. The *setback* regulations ~~are intended to~~ apply to *buildings* with foundations, and other *structures* such as those for parking and storage, whether or not they have foundations, and to *open storage*.
- c. No required *setback* shall be used for parking or storage of any vehicles, nor for *open storage* or garages or any other *structures* except as allowed by Sections ~~8106-8.6, and~~ 8106-5.3, ~~8106-8.6, 8107-1.6.1,~~ or *otherwise* specifically provided ~~for~~ in this Chapter.

*[Staff Explanation: No Policy Change. Adds additional section numbers that relate to open storage in required setbacks and corrects grammar.]*

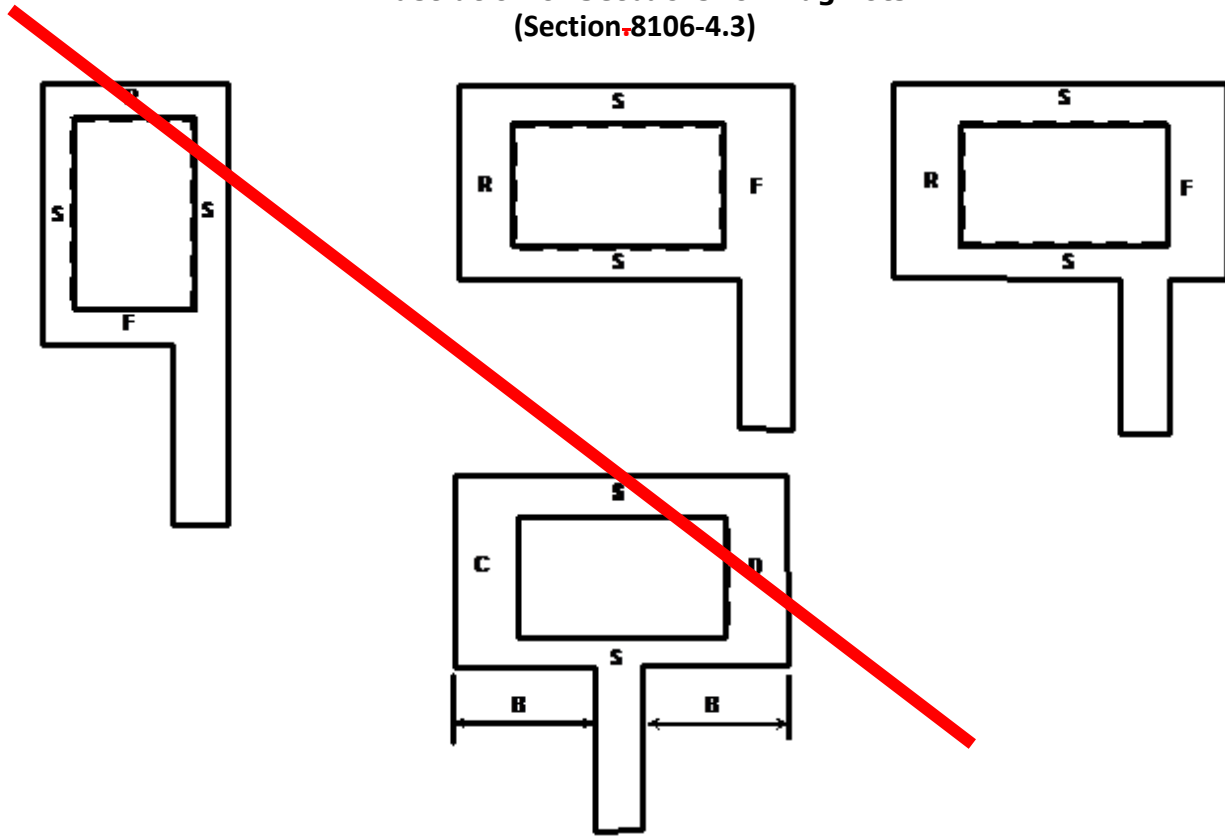
**Article 6, Sec. 8106-4.3 – Measurement of Setbacks** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-4.3 - Determination of Setbacks for Flag Lots and Irregularly Shaped Lots**

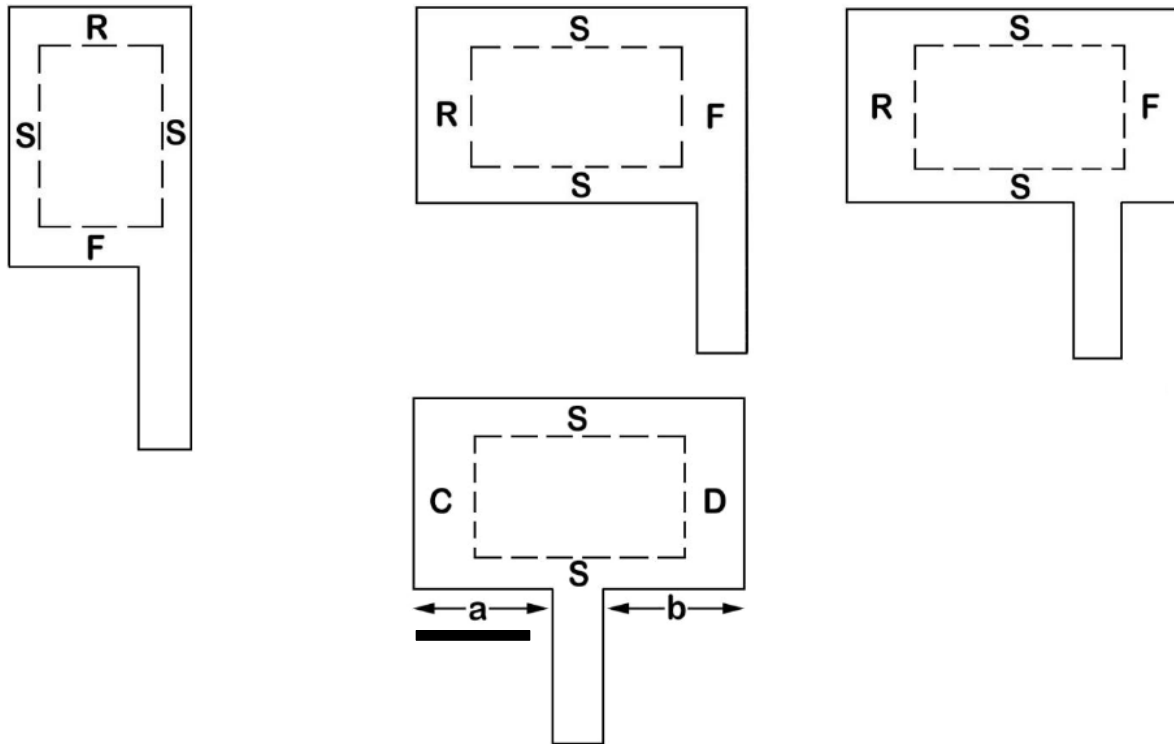
In the case of “*flag lots*” and “irregularly shaped *lots*”, the *setbacks* shall be measured from the applicable front (F), rear (R) and side (S) of the *lot* as designated in the following diagrams illustrated below.

- a. In cases involving *flag lots* or irregularly shaped *lots* of a type not represented in any of the following diagrams, the *Planning Director* shall determine the minimum *setbacks* utilizing good planning practices.
- b. Any portion of a *flag lot* or irregularly shaped *lot* that is adjacent to a street is a “required *setback* adjacent to a street” for purposes of *fence* regulations.

**Illustration of Setbacks for Flag Lots  
(Section 8106-4.3)**



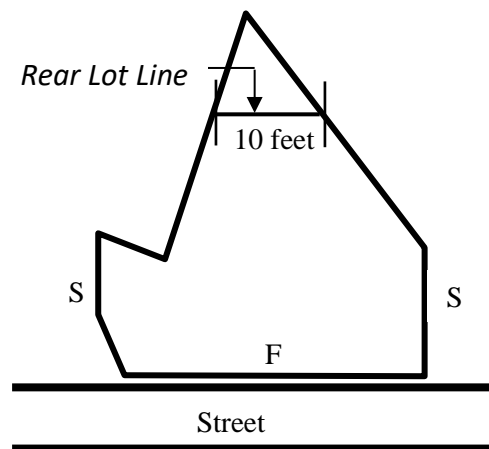




If  $a = b$ , applicant designates C or D as front.

### Illustration of setbacks for Irregularly Shaped Lots

Rear lot lines for triangular and irregularly shaped lots – A line ~~ten~~ 10 feet long within the lot, opposite and most distant from the front lot line, which is parallel to the front lot line or parallel to the chord of a curved front lot line, where such chord is drawn perpendicular to the mean direction of lot depth.



**[Staff Explanation: No Policy change. Removes outdated DOS illustration and replaces it with an updated AutoCAD illustration. Corrects the illustration that shows  $a=b$  by removing one of the (b)s and replacing it with an (a).]**

**Article 6, Sec. 8106-5 – Exceptions to Required Setbacks and Height** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-5 - Exceptions to Required Setbacks and Height**

The following are exceptions to the standards ~~given~~ set forth in Section- 8106-1 of this Chapter:

**Article 6, Sec. 8106-5.1 – Accessory Structures in Certain Setback Areas** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-5.1 – Accessory Structures in Certain Setback Areas**

Detached *accessory structures* (e.g., gazebo, garage, storage shed), not used for *human habitation*, may be constructed to within ~~three~~ 3 feet of interior and rear lot lines, provided that:

- a. In no case shall any such *accessory structure(s)* occupy more than 40 percent of the rear setback area. This standard does not apply to below-grade, uncovered swimming pools, spas, hot tubs, and similar structures (having a water depth of 18 inches or more). ~~which is measured by multiplying the required minimum rear setback set forth in Section 8106-1 by the particular lot width; and~~
- b. ~~Setbacks areas for the street side of the lot~~ adjacent to a street shall be maintained as set forth in Section 8106-1 of this Chapter.

*[Staff Explanation: No policy change. Adds an exception to the 40 percent rule for below-grade swimming pools. Corrects style to make consistent with the rest of the ordinance. Removes unnecessary language in Section 8106-5.1(a) which is consistent with the language in the Coastal Zoning Ordinance. Simplifies and corrects language in Section 8106-5.1(b) to make consistent with the language of the rest of the ordinance.]*

**Article 6, Sec. 8106-5.2 – Accessory Structures in Front Setbacks on Through Lots** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-5.2 – Accessory Structures in Front Setbacks on Through Lots**

~~An~~ A detached *accessory structure* not used for *human habitation* and not exceeding 15 feet in *height* may be located in one of the required *front setbacks* on a large *through lot*, as described in Section- 8106-4.4 of this Chapter, provided that every portion of such detached *accessory structure* is at least ~~ten~~ 10 feet from the nearest front property line.

*[Staff Explanation: No policy change. Adds language to clarify that accessory structures are detached in regard to this provision. Corrects style to be consistent with the rest of the ordinance.]*

**Article 6, Sec. 8106-5.3 – Parking in Setbacks** of the Ventura County Ordinance Code, 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. ~~Vehicles shall not be parked within any front or street-side setback, except that f~~ully operative, licensed and registered motorized vehicles may be parked in the front or street-side setback when located in a driveway ~~access to the required parking leading to a garage, carport, or other required parking space for single- and two-family dwellings.~~ Said motorized vehicles and operative non-motorized vehicles (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*, ~~as an accessory use to a dwelling, and~~ except as provided elsewhere in this Chapter.

- b. No required *setback* may be used for the provision of required parking spaces, except as specifically provided in this Chapter.
- c. In the M1 and M2 ~~z~~*Zones*, required off-street parking spaces may be located in required street-side setbacks ~~from streets may be used for required off-street parking spaces~~, provided that such parking spaces are located behind required landscaping and screening and any other required ~~amenities~~ improvements, such as sidewalks.
- d. On *interior lots*, a minimum ~~three~~ 3-foot-wide area adjacent to one *side lot line* ~~must~~ shall be kept free of operative motorized vehicles and *open storage*. (See Section- 8107-1.6 of this Chapter.)

*[Staff Explanation: No policy change. Removes and adds language to further clarify this provision. Corrects style to be consistent with the rest of the ordinance.]*

**Article 6, Sec. 8106-5.4 – Architectural Features** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-5.4 - Architectural Features**

Eaves, cornices, canopies, *belt courses*, sills, buttresses and other similar architectural features that do not create additional floor area or living space, may project a maximum of 2½ feet into required *front setbacks*, ~~two~~ 2 feet into *side setbacks* and ~~four~~ 4 feet into *rear setbacks*, and may not be closer than ~~two~~ 2 feet from any side or rear property line. Such features shall not be closer than ~~two~~ 2 feet to a line midway between the exterior walls of *buildings* located on the same *lot*.

*[Staff Explanation: No policy change. Replaces the written number with the numeric when pertaining to a measurement.]*

**Article 6, Sec. 8106-5.6 – Balconies, Fire Escapes and Stairways** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-5.6 - Balconies, Fire Escapes and Stairways**

Open, unenclosed stairways or balconies not covered by roofs or canopies may extend into required *rear setbacks* not more than ~~four~~ 4 feet, and into required *front setbacks* not more than ~~two and one-half~~ 2 ½ feet.

**Article 6, Sec. 8106-5.7 – Chimneys and Fireplaces** of the Ventura County Ordinance Code, 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 ~~two~~ 2 feet provided that such structures chimneys or fireplaces shall not be closer than ~~three~~ 3 feet to any *side property lot line of the lot*. Where more than one *building* is located on the same *lot*, such structures chimneys or fireplaces shall not be closer than ~~three~~ 3 feet to a line midway between the main walls of such *buildings*.

*[Staff Explanation: Policy change. Adds bay windows to the setback exception similar to the setback exceptions of chimneys and fireplaces. Replaces the written number with the numeric version to make consistent with the rest of the ordinance.]*

**Article 6, Sec. 8106-5.8 – Depressed Ramps** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-5.8 - Depressed Ramps**

Open-work *fences*, hedges, guard railings or other landscaping or architectural devices for safety protection around depressed ramps, designed to permit access to parts of buildings that are below average ground level, may be located in required setbacks or required common open space, provided that such devices are not more than ~~three-and one-half~~ 3 ½ feet in height.

*[Staff Explanation: No policy change. Clarifies intent of regulation. Replaces the written number with the numeric version and corrects grammar to make consistent with the rest of the ordinance.]*

**Article 6, Sec. 8106-5.9 – Uncovered, Unenclosed Landings and Porches** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-5.9 - Uncovered, Unenclosed Landings and Porches**

Uncovered porches, platforms or landings which do not extend above the level of the first floor of the *building* may extend into required *front setbacks* not more than ~~six~~ 6 feet, and into required *side* and *rear setbacks* no closer than ~~three~~ 3 feet to the property line. An open-work railing not more than ~~three~~ 3 ½ feet tall ~~high~~ may be installed or constructed on such porch, platform or landing.

*[Staff Explanation: No policy change. Updates the maximum height to be consistent with the CA Building Code and the CA Residential Code. Replaces the written number with the numeric version and corrects grammar to make consistent with the rest of the ordinance.]*

**Article 6, Sec. 8106-5.10 – Decks** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-5.10 - Decks**

When constructed at or below the level of the first floor of the *building*, a deck may extend into required *side* or *rear setbacks*, but may not occupy more than 40 percent of a required *rear setback*, nor be located closer than ~~three~~ 3 feet to a *side* or *rear* ~~property~~ lot line. This does not apply to *hardscape* directly on *grade* and/or to decks on *grade* adjacent to swimming pools.

*[Staff Explanation: No policy change. Replaces the written number with the numeric version and corrects grammar to make consistent with the rest of the ordinance.]*

**Article 6, Sec. 8106-5.11 – Front Setback with "Swing" Driveways** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-5.11 - Front Setback with "Swing" Driveways**

In the R1 and R2 ~~z~~Zones, *dwelling*s constructed with carports or garages having a curved or "swing" *driveway*, with the entrances to the carports or garages facing the *side* ~~property~~ lot line, may have a minimum *front setback* of 15 feet.

*[Staff Explanation: No policy change. Capitalizes the term "Zone" after a specific zone to make consistent with the rest of the ordinance.]*

**Article 6, Sec. 8106-5.12 – Temporary Housing During Construction** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-5.12 - Temporary Housing During Construction**

A recreational vehicle (RV) used for temporary housing during construction shall be set back at least ~~five~~ 5 feet from ~~the property lot lines of the lot~~ on which it is placed.

*[Staff Explanation: No policy change. Simplifies regulation by removing unnecessary language. Replaces the written number with the numeric version to make consistent with the rest of the ordinance.]*

**Article 6, Sec. 8106-5.13 – Swimming Pools and Spas**, of the Ventura County Ordinance Code is hereby amended to read as follows:

**Sec. 8106-5.13 - Swimming Pools and Spas**

Swimming pools, spas, hot tubs and similar *structures* may be constructed to within ~~three~~ 3 feet of rear and interior side *lot* lines, provided that they do not intrude into any front or street-side setback. Pools designed to hold less than 18 inches of water depth are exempt from setback requirements. ~~(ADD. ORD. 3749 – 10/29/85; AM. ORD. 3810 – 5/5/87)~~

*[Staff Explanation: No policy change. Replaces the written number with the numeric version to make consistent with the rest of the ordinance.]*

**Article 6, Sec. 8106-5.15 – Building Additions** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-5.15 - Building Additions**

Horizontal or vertical additions to legally existing principal *buildings* that do not meet current side ~~yard~~ setback requirements may be constructed with the same *side setbacks* as the existing construction, provided that:

- a. The existing side ~~yard~~ setback is at least ~~three~~ 3 feet on the side of the *expansion*; and
- b. The linear front-to-rear dimension of any such forward or rearward *expansion*, or combination thereof, does not exceed 75 percent of the existing linear front-to-rear dimension of the nonconformity; and
- c. New construction that is directly adjacent to existing conforming construction complies with current *setback* requirements; and
- d. No new *setback* nonconformity is created in a side ~~yard~~ setback that does not have an existing *setback* nonconformity; and
- e. Except for architectural features and similar *setback* intrusions that have no floor area and are allowed elsewhere in this Article, new construction over ~~ten~~ 10 feet in *height* shall conform to current *setback* requirements.

*[Staff Explanation: No policy change. Removes unnecessary language and replaces the written number with the numerical version to make consistent with the rest of the ordinance.]*

**Article 6, Sec. 8106-5.16 - Mailboxes** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-5.16 - Mailboxes**

*Structures* that support mailboxes ~~in areas of the County~~ with curbside mail delivery may be placed in the *front setback*, provided that they do not exceed a *height* of ~~fifty (50)~~ inches, and are not larger than 24 inches on each side.

*[Staff Explanation: No policy change. Removes unnecessary language and corrects grammar.]*

**Article 6, Sec. 8106-6.2 – Garages and Carports** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-6.2 - Garages and Carports**

Except as otherwise provided in this Chapter, garages and carports shall be set back sufficiently 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 ~~property~~ lot line to the garage or carport.

*[Staff Explanation: No policy change. Adds language to clarify. Replaces text to make consistent with the defined term under Article 2.]*

**Article 6, Sec. 8106-6.4 – Buildings for the Growing of Crops** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-6.4 - Buildings and Structures for the Growing of Crops**

*Greenhouses, hothouses, shade/mist structures* and similar *buildings and structures* shall be set back at least 20 feet from all ~~property~~ lot lines.

*[Staff Explanation: No policy change. Corrects style to make consistent with the rest of the ordinance. Adds language to further clarify the policies.]*

**Article 6, Sec. 8106-7 – Exceptions to Height Limits** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-7 - Exceptions to Height Limits**

The following are exceptions to the *height* limits stated in Section 8106-1 of this Chapter:

*[Staff Explanation: No policy change. Adds language to make consistent with the style of the rest of the ordinance.]*

**Article 6, Sec. 8106-7.2 – Roof Structures** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-7.2 - Roof Structures**

*Roof structures* may be erected above the *height* limits prescribed in this Chapter, provided that no additional floor space is thereby created.

*[Staff Explanation: No policy change. Corrects typographical error.]*

**Article 6, Sec. 8106-7.5 – Wireless Communication Facilities** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-7.5 – Wireless Communication Facilities**

*Wireless communication facilities* may be installed at a height that exceeds the *height* limit of the zone, provided that the facility does not exceed the maximum *height* limits



prescribed in Section- 8107-45.4(f). All *wireless communication facilities* shall be designed, constructed and operated in accordance with the development standards stated in Section- 8107-45.4.

**[Staff Explanation: No policy change. Corrects style to make consistent with the rest of the ordinance.]**

**Article 6, Sec. 8106-8.3 – Connection of Structures** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-8.3 - Connection of Structures**

An *accessory structure* will be considered to be attached to the principal *structure* if:

- a. The distance between the principal *structure* and the *accessory structure* is no greater than ~~fifteen (15)~~ feet and the roof connecting the two *structures* complies with all of the following:
  - (1) It is essentially a continuation of the roof of the ~~main~~ principal structure;
  - (2) It resembles the roof of the nearest enclosed, habitable area of the ~~main~~ principal structure in terms of pitch, materials, architectural design, etc.; and
  - (3) It is imperforate; or
- b. The space between such *structures* is completely enclosed by walls attached to each *structure* and constitutes "*internal access*" and the ratio of this access-way width to length is no greater than 1:3. (AM. ORD. 3810 - 5/5/87)

**[Staff Explanation: No policy change. Corrects language and removes written numbers to make consistent with the rest of the ordinance.]**

**Article 6, Sec. 8106-8.6 – Light Fixtures** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-8.6 - Light Fixtures**

The following regulations apply to *light fixtures* over ~~two~~ 2 feet ~~in height~~:

- a. Maximum *height* of a freestanding *light fixture* is 20 feet with a Zoning Clearance; over 20 feet up to 35 feet may be permitted with a *Planning Director*-approved Planned Development Permit. For commercial and industrial uses, such *heights* shall be specified ~~by~~ in the ~~principal-use~~ discretionary permit.
- b. Such fixtures shall not be placed in any side setbacks.
- c. Lights in excess of 150 watts (for incandescent light bulbs) or 2250 lumens shall not result in direct illumination of adjacent properties.

See Section 8109-4 of this Chapter for additional lighting regulations in overlay zones.

**[Staff Explanation: No policy change. Adds and removes language for clarification of the provision and to correct grammar. Adds the equivalent of watts in lumens and references the section number for additional lighting regulations.]**

**Article 6, Sec. 8106-8.7 – Recycling Areas** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8106-8.7 –Recycling and Refuse Storage Areas**

All commercial, industrial, institutional, or residential *buildings* having five or more living units, shall provide ~~availability for, and access to,~~ recycling and refuse storage areas in accordance with the County of Ventura's most recently adopted "*Space Allocation for*

*Recycling and Refuse Collection Design Criteria and Specifications Guidelines*" in effect at the time of the development approval.

*[Staff Explanation: No policy change. Adds the term "refuse" to the heading and section text to clarify the requirements of Section 8106-7 also covers refuse and not only recycling areas. Replaces underline of the term "Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines" with italics.]*

## Section 4

# ARTICLE 7: STANDARDS FOR SPECIFIC USES

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**Article 7, Sec. 8107-1.7.4(f) – Not Subject to Development Standards in Section 8107-1.7.5** of the Ventura County Ordinance Code, is hereby amended to read as follows:

- f. **Not Subject to Development Standards in Section 8107-1.7.5:** ADUs that meet the requirements of Section 8107-1.7.4(a), (b), (c), or (d) and are entitled to a *building* permit are not subject to the development standards of Section 8107-1.7.5, including size, setback, parking and *building lot coverage* requirements.

*[Staff Explanation: No policy change. Revises the term "lot coverage" to "building lot coverage" to be consistent with the proposed addition of "building lot coverage" to Section 8102-0.]*

**Article 7, Sec. 8107-26.3 – Agricultural Employee Housing** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8107-26.3 – Agricultural Employee Housing**

All *agricultural employee housing* shall comply with the setback, *building lot coverage*, height, and other development standards applicable to the underlying zone in which it is located, and the following development standards, unless otherwise indicated in this Section 8107-26.3.

*[Staff Explanation: No policy change. Revises the term "lot coverage" to "building lot coverage" to be consistent with the proposed addition of "building lot coverage" to Section 8102-0.]*

**Article 7, Sec. 8107-41.3 – Permitting and Development Standards for Agricultural Worker Housing** of the Ventura County Ordinance Code, is hereby amended to read as follows:

**Sec. 8107- 41.3 – Permitting and Development Standards for Agricultural Worker Housing**

All *agricultural worker housing* shall comply with the setback, *building lot coverage*, height, and other development standards applicable to the zone in which it is located and the following development standards, unless otherwise indicated in this Section 8107- 41.3.



*[Staff Explanation: No policy change. Revises the term “lot coverage” to “building lot coverage” to be consistent with the proposed addition of “building lot coverage” to Section 8102-0.]*

## Section 5

# ARTICLE 8: PARKING AND LOADING REQUIREMENTS

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**Article 8, Sec. 8108-3.5 – Solar Structures** of the Ventura County Ordinance Code, is hereby amended to read as follows:

### **Sec. 8108-3.5 – Solar Structures**

The installation of solar photovoltaic or hot water systems on canopies or other *structures* over parking areas/spaces is encouraged and allowable, but only if such *structures* do not violate any required setback, *height*, or *building lot coverage* restrictions, or obstruct any required fire apparatus *access* lanes. Solar *structures* shall be compatible in scale, materials, color, and character with the surrounding *building(s)* and background.

*[Staff Explanation: No policy change. Revises the term “building coverage” to “building lot coverage” to be consistent with the proposed addition of “building lot coverage” to Section 8102-0.]*

**Article 8, Sec. 8108-3.6 – Green Roofs** of the Ventura County Ordinance Code, is hereby amended to read as follows:

### **Sec. 8108-3.6 – Green Roofs**

The installation of green roofs on *structures* over parking areas/spaces is encouraged and allowable, but only if such *structures* do not violate any required setback, *height*, or *building lot coverage* restrictions, or obstruct any required fire apparatus *access* lanes. Green roofs shall be compatible in scale, materials, color, and character with the surrounding *building(s)* and background. The use of any invasive or watch list species Division 8, Chapter 1 Ventura County Non-Coastal Zoning Ordinance (2-7-2023 edition) v 8-6 as inventoried by the California Invasive Plant Council is prohibited. Green roof plant material and irrigation systems shall be installed pursuant to the MWEL0 where applicable (see Section 8106-8.2.1(b)). ~~(AM. ORD. 4577—3/9/21)~~

*[Staff Explanation: No policy change. Revises the term “building coverage” to “building lot coverage” to be consistent with the proposed addition of “building lot coverage” to Section 8102-0. Removed the amendment history string cite.]*

## Section 6

# ARTICLE 11: ENTITLEMENTS – PROCESS AND PROCEDURES

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**Article 11, Sec. 8111-1.2.2 – Variances** of the Ventura County Ordinance Code, is hereby amended to read as follows:

### **Sec. 8111-1.2.2 – Variances**

Variances are adjustments in the regulations and development standards contained in this Chapter. Variances are based on discretionary decisions and may be granted to allow deviations from ordinance regulations governing such development factors as setbacks, height, building lot coverage, lot area and width, signs, off-street parking, landscaping and wall, fencing and screening standards. Variances shall be processed in accordance with the provisions of this Article. Variances may not be granted to authorize a use or activity which is not otherwise expressly authorized by the zone regulations governing the property. Except for administrative variances, variance requests shall be heard by the Planning Commission through a public hearing process. ~~(AM. ORD. 4123—9/17/96)~~

*[Staff Explanation: No policy change. Revises the term “lot coverage” to “building lot coverage” to be consistent with the proposed addition of “building lot coverage” to Section 8102-0. Removed the amendment history string cite.]*

## Section 7

# ARTICLE 13: PARKING AND LOADING REQUIREMENTS

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**Article 13, Sec. 8113-1 – Nonconforming Structures** of the Ventura County Ordinance Code, is hereby amended to read as follows:

### **Sec. 8113-1 – Nonconforming Structures**

Where *structures* have been rendered nonconforming due only to revisions in development standards dealing with building lot coverage, lot area per *structure*, height or setbacks, and the use therein is permitted or conditionally permitted in the zone, such *structures* are not required to be terminated under this Article and 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. 3810—5/5/87)~~

*[Staff Explanation: No policy change. Revises the term “lot coverage” to “building lot coverage” to be consistent with the proposed addition of “building lot coverage” to Section 8102-0. Removed the amendment history string cite.]*

## Section 8

# ARTICLE 19, SEC. 8119-1 OF THE NCZO

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**Article 19, Sec. 8119-1.1.2 – Purpose and Objectives** (Old Town Saticoy Development Code) of the Ventura County Ordinance Code, is hereby amended so that the first paragraph of Sec. 8119-1.1.2 reads as follows:

**Sec. 8119-1.1.2 – Purpose and Objectives**

There are seven zones within the Saticoy Area Plan boundary. See Appendix A for an illustrative map showing all zones. Of these, three industrial zones (M1, M2, and M3) already exist within the NCZO, and are located within the South and West Industrial Sections. All zoning regulations associated with the Industrial Park (M1), Limited Industrial (M2), and General Industrial (M3) zones are located in Section ~~8104-5~~ 8106 of this Chapter.

*[Staff Explanation: No policy change. Provides for the proper reference to NCZO Section 8106 for all zoning regulations associated with the Industrial Park (M1), Limited Industrial (M2), and General Industrial (M3) zones.]*

## Section 9

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 the 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 10**

This ordinance shall become effective and operative 30 days after adoption.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

AYES: Supervisors \_\_\_\_\_

NOES: Supervisors \_\_\_\_\_

ABSENT: Supervisors \_\_\_\_\_

\_\_\_\_\_  
Chair, Board of Supervisors  
County of Ventura

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

By: \_\_\_\_\_  
Deputy Clerk of the Board