

# EXHIBIT 5

## Clean Version of Proposed NCZO Ordinance Amendments

County-Initiated Amendment to the Ventura  
County General Plan – Public Facilities, Services  
and Infrastructure Element, and Proposed  
Ordinance Amending Articles 3, 4, 5, 6, and 9 of  
the Ventura County Non-Coastal Zoning Ordinance  
to create a new Open Space- Parks and Recreation  
Zone

Case No. PL22-0057

*This page is intentionally left blank.*

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA  
AMENDING DIVISION 8, CHAPTER 1, ARTICLES 3, 4, 5, 6 AND 9 OF THE  
VENTURA COUNTY ORDINANCE CODE, NON-COASTAL ZONING ORDINANCE TO  
ESTABLISH AN OPEN SPACE – PARKS AND RECREATION ZONE**

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

**Section 1**

**ARTICLE 3:**

**ESTABLISHMENT OF ZONES, BOUNDARIES AND MAPS**

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

**Sec. 8103-0 - Purpose and 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 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. *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.

<b>Zoning District Base Zones</b>	<b>Abbreviation</b>	<b>Minimum Lot Area*</b>
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 (1)
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 (2)

Residential Mixed Use .....	R/MU.....	OTSDC (2)
Town Center .....	TC.....	OTSDC (2)
Industrial .....	IND .....	OTSDC (2)

### **Overlay Zones**

Refer to Article 9 (Standards for Specific Zones and Zone Types) for development standards applicable in Overlay Zones

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
Mobilehome Park.....	/MHP.....	Not Applicable
Senior Mobilehome Park.....	/SMHP.....	Not Applicable

*\*See Sections 8103-1.1, 8103-1.2, and 8103-2 for exceptions.*

(1) (ADD. ORD. 4436 – 6/28/11)

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

**Article 3, Sec. 8103-7 – Limitations on Zoning of Parcels as Open Space – Parks and Recreation** of the Ventura County Ordinance Code is hereby added to read as follows:

### **Sec. 8103-7 – Limitations on Zoning of Parcels as Open Space – Parks and Recreation**

The following limitations shall apply to the establishment of parcels as Open Space – Parks and Recreation:

- a. This zone shall not apply within the Mineral Resource Protection Overlay Zone.
- b. This zone shall not apply within areas subject to an active permit authorizing oil and gas exploration and production as of *[insert date of ordinance adoption]*.
- c. This zone shall not apply to parcels identified in the Housing Element Sites Inventory of the General Plan Background Report Appendix 5.A, as may be amended.
- d. This zone shall not apply to parcels within an “affected county”, as defined in Government Code section 66300, as may be amended, which states “‘Affected County’ means a census-designated place, (as may be amended) based on the 2013-2017 American Community Survey 5-year Estimates, that is wholly located within the boundaries of an urbanized area, as designated by the United States Census Bureau.”

## **Section 2**

# **ARTICLE 4: PURPOSES OF ZONES**

---

**Article 4, Sec. 8104-1.3 within Sec. 8104-1 – Open Space/Agricultural Zones**, of the Ventura County Ordinance Code is hereby added to read as follows:

**Sec. 8104-1.3 - Open Space – Parks and Recreation (OS-REC) Zone**

- a. The purpose of this zone is to provide for, maintain and enhance the protection of lands for parks and recreation-related uses. This zone shall further the same purposes of the OS zone, as set forth in Section 8104-1.1, except for the purpose set forth in subdivision (b) of that section.

### Section 3

## ARTICLE 5: USES AND STRUCTURES BY ZONE

Article 5, Sec. 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:

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

	OS- REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
<b>AGRICULTURE AND AGRICULTURAL OPERATIONS</b>												
<i>Animal Husbandry</i>												
<i>Domestic Animals</i> Per Art. 7	E	E	E	E	E	E						
more <i>domestic animals</i> than are permitted by Art. 7 (excluding the keeping of <i>roosters</i> – see sec. 8107-2.3.7) (3, 19, 53)	CUP	CUP	CUP	CUP	CUP	CUP						
Reduced <i>Setbacks</i> for <i>Animals</i> (Excluding the Keeping of <i>Roosters</i> ) Per Table 2, Sec. 8107-2.5.1 (16, 53)	ZCW	ZCW	ZCW	ZCW	ZCW	ZCW						
<i>Apiculture</i> (Other than <i>Backyard Beekeeping</i> ) 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									

	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
Agricultural Contractors' Service And Storage Yards And Buildings (15, 19)		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, Storage 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, Hot Houses, Structures for Prelim. Packing, Storage and Preservation of Produce & Similar Structures; Cumulative GFA Per Lot) Except Agricultural Shade/Mist Structures * (See Sec. 8106-6.4 & 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 & Storage)(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								
ACCESSORY USES AND STRUCTURES * (15)												
Accessory Structures Related to Agriculture and Animal Husbandry/Keeping * (e.g. Barns, Storage Buildings, Sheds; Cumulative GFA Per 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								

	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
over 20,000 sq. ft. to 100,000 sq. ft. (25)		CUP	CUP									
over 100,000 sq. ft. (25)		CUP	CUP									
exceeding height limits (25)		CUP	CUP	CUP								
Offices * (7, 19, 25)	See Article 7											
Accessory bathrooms * (See Sec. 8107-1.9) (25)	ZC	ZC	ZC	ZC								
Agricultural Sales Facilities * (16, 19)												
Small facilities: up to 500 sq. ft., meeting standards established by Section 8107-6.2 (25)	ZC	ZC	ZC	ZC							ZC	
Meeting standards of Sections 8107-6.2.1, 8107-6.2.2, and 8107-6.3.4 (25)		CUP	CUP	CUP								
Large facilities: over 500 to 2,000 sq. ft. (25)		CUP	CUP	CUP								
Large facilities: over 2,000 to 5,000 sq. ft. (25)		CUP	CUP	CUP								
Wholesale nurseries for propagation: with sales facilities up to 500 sq. ft. (26, 34)	ZC	ZC	ZC	ZC								
with sales facilities of over 500 to 2,000 sq. ft. (26, 34)		CUP	CUP	CUP								
with sales facilities of over 2,000 to 5,000 sq. ft. (26, 34)		CUP	CUP	CUP								
with sales of non-agricultural items or materials not propagated on site. (26, 34)		CUP	CUP	CUP								
Agricultural Shade/Mist Structures * (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							
over 20,000 sq. ft. or 15% of lot area (whichever is greater) (25)	ZC	ZC	ZC	CUP								
over 15% of lot area (25)	CUP	CUP	CUP									
Agricultural Worker Housing (55)		See Sec. 8107-41										
Farmworker Dwelling Units* (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	



	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
<i>Animal Caretaker Dwelling Units (26, 55)</i>												
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	
Farmworker and Animal Caretaker Temporary Trailers (55)	ZC	ZC	ZC									
<i>Animal Shade Structures (26)</i>												
Up to 500 sq. ft. (26)	ZC	ZC	ZC	ZC	ZC						ZC	
Over 500 sq. ft. to 1,000 sq. ft. (26)	ZC	ZC	ZC	ZC	CUP						CUP	
Over 1,000 sq. ft. to 10,000 sq. ft. (26)	ZC	ZC	ZC	ZC	CUP							
Over 10,000 sq. ft. or up to 7.5% of lot area (whichever is greater) (26)	ZC	ZC	ZC	CUP	CUP							
Over 20,000 sq. ft. or up to 15% of lot area (whichever is greater), Permeable Structures only (26)		CUP	CUP	CUP								
Over 15% of lot area, Permeable Structures only (26)		CUP	CUP									
Over 7.5% of lot area, Impermeable Structures only (26)		CUP	CUP	CUP	CUP						CUP	
Open Storage Per Art. 7 (6, 15, 25)	E	E	E	E	E						E	
Fuel Storage (6, 25)	ZC	ZC	ZC	ZC							ZC	
Heating and Cooling Equipment, <i>Emergency</i> 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	
Underground Fuel Storage Permitted By Other County Agencies (25)	E	E	E	E	E						E	
Agricultural Promotional Uses (26)	CUP	CUP	CUP	CUP							CUP	
<b>ANIMAL KEEPING, NON-HUSBANDRY * (6, 2, 15)</b>												
<i>Domestic Animals Per Art. 7</i>	E	E	E	E	E	E	CUP		E		E	
More <i>Domestic Animals</i> Than Are Permitted By Art. 7 (Excluding the Keeping of Roosters - See Sec. 8107-2.3.7) (15, 53)	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	

	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
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	
<i>Kennels/Catteries</i> (2, 15, 19)		CUP	CUP	CUP	CUP							
<i>Equestrian Centers</i> (16, 19)	CUP	CUP		CUP	CUP	CUP						
<i>Wild Animals</i> , Not Inherently Dangerous (15, 19)		CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	
<i>Inherently Dangerous Animals</i> (16)		CUP	CUP	CUP								
Reduced Setbacks for <i>Animals</i> , (Excluding the Keeping of <i>Roosters</i> ), Per Table 2, Sec. 8107-2.5.1(16, 53)	ZCW	ZCW	ZCW	ZCW	ZCW	ZCW	ZCW		ZCW		ZCW	
Accessory Structures	See Accessory Structures Related to Agriculture and Animal Husbandry/Keeping; Animal Shade Structures; Animal Caretaker Dwelling Units (32)											
<b>AIRFIELDS AND LANDING PADS AND STRIPS, PRIVATE</b>		CUP	CUP	CUP	CUP							
<b>ASSEMBLY USES (39)</b>				CUP	CUP	CUP	CUP	CUP	CUP			
<b>BOARDING HOUSES AND BED-AND-BREAKFAST INNS* (2) (35)</b>		CUP	CUP	CUP	CUP		CUP	CUP	CUP			
On Designated Cultural Heritage Sites (29, 34)		CUP	CUP	CUP	CUP		CUP	CUP	CUP			
<b>CARE FACILITIES (SEE ALSO H. &amp; S. C. AND W. &amp; I. C.)</b>												
Day Care Centers (19)				CUP	CUP		CUP	CUP	CUP			
Family Day Care Home (28, 42)		E	E	E	E	E	E	E	E	E		
Intermediate: Care Of 7 Or More Persons (2, 42)				CUP	CUP		CUP	CUP	CUP	CUP		
Residential: Care Of 6 Or Fewer Persons (42)		ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD	PD		
Care Of 7 Or More Persons (7)				CUP	CUP		CUP	CUP	CUP			
<b>CEMETERIES * (SEE SEC. 8107-27) (15)</b>		CUP		CUP	CUP	CUP	CUP	CUP	CUP			
Accessory Crematories, Columbaria And Mausoleums		CUP		CUP	CUP							
<b>COMMERCIAL CANNABIS ACTIVITY AS DEFINED BY SECTION 2701 OF THE VENTURA COUNTY CODE OF ORDINANCES * (52)</b>			ZC									

	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
<b>COMMUNICATIONS FACILITIES * (15, 46)</b>												
Non-Commercial Antenna, Ground-Mounted (45)	This use only applies if the facility is an accessory structure to a dwelling, as outlined in §8106-7.1 and §8107-1.1. For other types of Non-Commercial Antenna, see Wireless Communication Facility use below.											
Up to 40 ft. in height (16, 19, 42, 46) (see Section 8107-1.1)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Over 40 ft. to 75 ft. in height (6, 42, 46)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Wireless Communication Facility (45)												
Stealth Facilities (Building-Concealed, Flush-Mounted, etc.) 80 feet or less in height (see §8107-45.4) (45)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Non-Stealth Facilities, 50 feet or less in height (45)	CUP	CUP	CUP	CUP	CUP	CUP					CUP	
Non-Stealth Facilities, over 50 feet in height, or Stealth Facilities over 80 feet (See § 8107-45.4(f)) (45)	CUP	CUP	CUP	CUP	CUP	CUP					CUP	
<b>CULTURAL/HISTORIC USES (29)</b>												
Cultural Heritage Sites with Ordinance Deviations (29)	Pursuant to Article 7 and principal or accessory uses											
Historic Repository (29) (40)				CUP	CUP							
Interpretive Centers (29)	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP			
<b>DWELLINGS (43)</b>												
Dwellings, Single-Family * (Mobilehomes - See Sec. 8107-1.3)		ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD		ZC	
Mobilehome, Continuing Nonconforming (15)		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	
Dwellings, Two-Family, Or Two Single-Family Dwellings								ZC	PD			
Dwellings, Multi-Family (42)(43)(44)									PD	ZC		
Accessory Dwellings												
Accessory Dwelling Unit (ADU)* (2, 11, 15, 33, 47, 58)		Pursuant to Sec. 8107-1.7										
Junior Accessory Dwelling Unit (JADU)* (58)		Pursuant to Sec. 8107-1.7										
Employee Housing (55)	See Sec. 8107-26											
Agricultural Employee Housing												
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	

	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
Other Employee Housing (6 or fewer employees)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD		ZC	
<i>Farmworker Housing Complex (55)</i>		PD	PD	PD								
Farmworker Group Quarters (55)		PD	PD	PD								
Dwellings, Accessory Structures To												
Buildings For Human Habitation: (3, 19)												
temporary housing during construction/prior to reconstruction* (19, 42, 50)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Buildings Not For Human Habitation Or Agricultural And Animal Husbandry/Keeping Purposes (E.G. Garage, Storage Building): (3, 15, 19, 27)												
up to 2,000 sq. ft. GFA per lot (3, 6, 19, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
over 2,000 sq. ft. GFA per lot (3, 6, 15, 19, 42)		PD	PD	PD	PD	PD	PD	PD	PD	ZC		
exceeding height limits of main structure (18, 42)		CUP	CUP	CUP	CUP	CUP	CUP	CUP	PD	PD	CUP	
accessory bathrooms *(18, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Other Structures (18)												
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 light fixtures per sec. 8106-8.6*	PD	PD	PD	PD	PD	PD	PD	PD	PD		PD	
nonmotorized wheeled conveyances, within standards * (19,42)		ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
which exceed standards (42)		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Non-Commercial Antennas, Ground-Mounted* (46)	See Communication Facilities											
Patios, Paving And Decks Not More Than 30" Above Finished Grade, Per Art. 6 (18, 42)	E	E	E	E	E	E	E	E	E	E	E	
Play Structures, Outdoor Furniture, Mailboxes And Similar Structures 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 less than 18" depth capacity (18, 42)	E	E	E	E	E	E	E	E	E	E	E	

	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
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	
Dwellings, Accessory Uses To												
Keeping Of Animals; Nonhusbandry *												
apiculture (backyard beekeeping) see sec. 8107-2.6.2* (57)	E	E	E	E	E	E	E	E	E	E	E	
equines and other domestic animals per art. 7 (19)	E	E	E	E	E	E	CUP		E		E	
more animals than are permitted by art. 7 (excluding the keeping of roosters – see sec. 8107-2.3.7) (3, 15, 53)	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	
pet animals in accordance with standards of art. 7 (42)	E	E	E	E	E	E	E	E	E	E	E	
more animals than are permitted by art. 7 (3, 15)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	
wild animals as pets (sec. 8107-2.3.1) (15)	ZC	ZC	ZC	ZC	ZC	ZC	ZC		ZC		ZC	
more wild animals than are permitted (16)		CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	
inherently dangerous animals	Not permitted											
youth projects, (excluding the keeping of roosters) * (16, 53)		ZCW	ZCW	ZCW	ZCW	ZCW	ZCW		ZCW		ZCW	
rooster youth projects and rooster hobbyists (see secs. 8107-2.3.7 and -2.5.5)* (53)		ZCW	ZCW	ZCW	ZCW	ZCW			ZCW		ZCW	
Commercial uses, minor, for project residents (See sec. 8109-1.2.5) (4)									PD			
Garage/yard sales (See definition)(42)	E	E	E	E	E	E	E	E	E	E	E	
Home occupations * (3, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Homeshare (48) (See Sec. 8109-4.6)		E	E	E	E	E	E	E	E	E	E	ZC
Open storage, per art. 7 * (19, 42) (See Section 8107-150029)	E	E	E	E	E	E	E	E	E	E	E	
Short-Term Rental (48) (See Sec. 8109-4.6)		E	E	E	E	E	E	E	E	E	E	
<b>EDUCATION AND TRAINING</b>												

	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
Colleges and universities (40)				CUP								
Schools, elementary and secondary (boarding and nonboarding)				CUP	CUP	CUP	CUP	CUP	CUP			
<b>ENERGY PRODUCTION FROM RENEWABLE SOURCES (3)</b>		CUP	CUP	CUP								
<b>FENCES AND WALLS 7' HIGH OR LESS PER ART. 6 (42, 56)</b>	E	E	E	E	E	E	E	E	E	E	E	
Wildlife Impermeable Fencing In Overlay Zone* (51)	Pursuant to Article 9											
Over 7' High Per Art. 6 (18, 42, 56)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
<b>FILMING ACTIVITIES * (2, 15)</b>												
Permanent	Not permitted											
Temporary	CUP	CUP	CUP	CUP	CUP							
Occasional For Current News Programs/ Noncommercial Personal Use (42)	E	E	E	E	E	E	E	E	E	E	E	
Occasional Per Sec. 8107-11.1 (42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Occasional With Waivers Per Sec. 8107-11.2	ZCW	ZCW	ZCW	ZCW	ZCW	ZCW	ZCW					
Occasional, Not Meeting Standards (18)	CUP	CUP	CUP	CUP	CUP	CUP	CUP					
<b>FIREWOOD OPERATIONS (3, 12)</b>		CUP	CUP	CUP								
<b>GOVERNMENT BUILDINGS (2) (40)</b>			CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Correctional Institutions		CUP		CUP								
Fire Stations	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Law Enforcement Facilities		CUP		CUP	CUP	CUP	CUP	CUP	CUP			
Public Works Projects Not Otherwise Listed As Uses In This Section Constructed By The County Or Its Contractors	E	E	E	E	E	E	E	E	E		E	
<b>GRADING (A PWA GRADING PERMIT MAY STILL APPLY) (7, 42)</b>	E	E	E	E	E	E	E	E	E	E	E	
Within An Overlay Zone	Pursuant to Article 9											
<b>HOSPITALS</b>									CUP			
<b>LIBRARIES</b>				CUP	CUP	CUP	CUP	CUP	CUP			

	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
<b>MAINTENANCE, ROUTINE/MINOR REPAIRS TO BUILDINGS, NO STRUCTURAL ALTERATIONS (42)</b>	E	E	E	E	E	E	E	E	E	E	E	
<b>MINERAL RESOURCE DEVELOPMENT * (1)</b>		CUP	CUP	CUP								
Mining And Accessory Uses * (1)		CUP	CUP	CUP								
Less Than 1 Year In Duration (1, 22)		CUP	CUP	CUP	CUP							
Public Works Maintenance (1,22,36)		E	E	E	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 <i>entitlement</i>										
Mining, Agricultural Site * (22)		ZCW	ZCW									
Oil And Gas Exploration And Production (7)		CUP	CUP	CUP	CUP							
Drilling, Temporary Geologic (Testing Only)		CUP	CUP	CUP	CUP						CUP	
<b>MOBILE FOOD FACILITIES * (18, 42)</b>	E	E	E	E	E	E	E	E	E	E	E	
<b>MOBILEHOME PARKS *</b>				CUP	CUP	CUP	CUP	CUP	CUP			
<b>MODEL HOMES/LOT SALES: 2 YEARS * (42)</b>				ZC	ZC	ZC	ZC	ZC	ZC	ZC		
More Than 2 Years (42)				CUP	CUP	CUP	CUP	CUP	CUP	CUP		
<b>ORGANICS PROCESSING OPERATIONS (COMPOSTING, VERMICOMPOSTING, CHIPPING AND GRINDING) (24)</b>												
Biosolids Composting Operations * (24)		CUP										
Commercial Organics Processing Operations * (24)												
Small-Scale (up to 200 cubic yards on-site) * (24)		ZC	CUP	ZC	CUP						ZC	
Medium-Scale (over 200 cubic yards to 1,000 cubic yards on-site) * (24)		CUP	CUP	CUP							CUP	
Large-Scale (over 1,000 cubic yards on-site) * (24)		CUP	CUP	CUP							CUP	
<b>OUTDOOR EVENTS (49)</b>												
If Event Meets Criteria And Requirements of Sec. 8107-46.3 (49)	E	E	E	E								
If Event Does Not Meet Criteria And Requirements of Sec. 8107-46.3 (49)	CUP	CUP	CUP	CUP								

	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
<b>PIPELINES/TRANSMISSION LINES, ABOVEGROUND * (42)</b>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
<b>PUBLIC SERVICE/UTILITY FACILITIES (27)</b>												
Small Utility Structures (17)	E	E	E	E	E	E	E	E	E		E	
Excluding Office And Service Yards (28)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Public Service/Utility Offices And Service Yards, When Located On Lots Containing The Majority Of The Agency's Facilities (28)		CUP			CUP							
<b>RECREATIONAL, SPORT AND ATHLETIC FACILITIES (40)</b>												
Botanic Gardens and Arboreta* (35)	CUP	CUP										
Camps * (8) (35)	CUP	CUP		CUP	CUP							
Campgrounds * (8)	CUP	CUP		CUP	CUP							
Fields, athletic, without buildings, With Or Without Night Lighting (7, 19, 27)*					CUP	CUP	CUP	CUP	CUP			
Without Night Lighting (18, 27)	CUP	CUP										
Geothermal Spas with or without accessory commercial eating facilities (7)		CUP										
Golf Courses And/Or Driving Ranges, Except Miniature Golf (15)		CUP		CUP	CUP	CUP	CUP	CUP	CUP			
Motocross/Off-Highway Vehicle Parks *(17)		CUP										
Parks (6)	ZC	ZC	CUP	ZC	ZC	ZC	ZC	ZC	PD			
With Buildings	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Periodic Outdoor Sporting Events (7)	CUP	CUP										
Recreational Vehicle Parks *	CUP	CUP		CUP	CUP							
Recreation Projects, County-Initiated (5)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Caretaker Recreational Vehicle, Accessory * (5)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC			
Retreats, Without Sleeping Facilities * (8)	CUP	CUP		CUP	CUP							
With Sleeping Facilities (8)	CUP	CUP		CUP	CUP							



	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
Shooting Ranges And Outdoor Gun Clubs (4)		CUP										
<b>SIGNS PER ARTICLE 10 UNLESS EXEMPT FROM ZONING CLEARANCE PER SEC. 8110-3 (7, 42)</b>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
<b>SOIL AMENDMENT OPERATIONS (16)</b>		CUP	CUP	CUP								
<b>STORAGE OF BUILDING MATERIALS, TEMPORARY * (3, 42)</b>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
<b>TREES AND NATIVE VEGETATION: REMOVAL, RELOCATION, PRUNING OR VEGETATION MODIFICATION (7, 12, 51)</b>												
Protected Trees, Vegetation, And Vegetation Modification In Overlay Zone* (51)	Pursuant to Articles 7 and 9											
Other Trees And Vegetation Outside Overlay Zone (42, 51)	E	E	E	E	E	E	E	E	E	E	E	
<b>USES AND STRUCTURES, ACCESSORY (OTHER THAN TO AGRICULTURE, ANIMALS OR DWELLINGS) (42)</b>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	CUP	
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 Light Fixtures Per Sec. 8106-8.6*	PD	PD	PD	PD	PD	PD	PD	PD	PD		PD	
Organics Processing Operations *(24)												
On-Site Composting Operations (not related to normal farming activities) *(24)												
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			

	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
Waste Handling, Waste Disposal and Recycling Facilities (24)												
Household/CESQG Hazardous Waste Collection Facilities And Hazardous Waste Collection, Treatment and Storage Facilities * (24)		CUP										
Recyclable Household/CESQG Hazardous Waste Collection Facilities * (24)		E										
Not meeting standards established by Section 8107-36.3.7 * (24)		CUP										
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	
Stockpiling Of Construction Related Debris and/or Fill Material for Non-agricultural Operations (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" Depth Capacity (19, 42)	E	E	E	E	E	E	E	E	E	E	E	
Patios, Paving And Decks Not More Than 30" Above Finished Grade, Per Art. 6 (18, 42)	E	E	E	E	E	E	E	E	E	E	E	
Play Structures, 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 Per Art. 7 * (42)	E	E	E	E	E	E	E	E	E	E	E	
Parking/Storage of Large Vehicles (38)	Pursuant to Article 8 Sec. 8108-3.4											
To A Use Requiring A PD Permit Or CUP (2)	Pursuant to Article 11 Sec. 8111-6.1											
Dwelling, Caretaker												
VETERINARY HOSPITALS FOR LARGE ANIMALS *		CUP	CUP									
WASTE HANDLING, WASTE DISPOSAL AND RECYCLING FACILITIES (24)												
Disposal Facilities, Hazardous Waste * (24)		CUP										

	OS- REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
Disposal Facilities, Oilfield Waste * (24)		CUP										
Disposal Facilities, Solid Waste * (24)		CUP										
Recyclables Collection And Processing Facilities * (24)		CUP										
Recyclables Collection Centers * (24)		ZC		ZC	ZC	ZC	ZC	ZC	ZC			
Temporary Collection Activities * (24, 42)		ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Waste Collection And Processing Activities To Mitigate An Emergency * (24)	Pursuant to Sec. 8107-36.3.12											
Waste Processing Facilities And Transfer Stations * (24)		CUP										
<b>WASTEWATER/SEWAGE TREATMENT FACILITIES</b>												
Individual Sewage Disposal Systems (42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
On-Site Wastewater Treatment Facilities (19, 42)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Community Wastewater Treatment Facilities (19)		CUP	CUP	CUP	CUP				CUP			
<b>WATER PRODUCTION, STORAGE, TRANSMISSION, &amp; DISTRIBUTION FACILITIES: (6)</b>												
4 Or Fewer Domestic Service Connections (Privately Operated)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		ZC	
5 Or More Domestic Service Connections (Privately Operated)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	
For Agricultural Purposes (Privately Operated)	ZC	ZC	ZC	ZC								
Well Drilling For Use Only On Lot Of Well Location (42)	E	E	E	E	E	E	E	E	E	E	E	

## Section 4

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

---

**Article 6, Sec. 8106-1.1 – Development Standards for Uses and Structures in OS, AE, and R Zones within Sec. 8106-1 – Schedules of Specific Development Standards by Zone and Exceptions 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 Thereto**

The following tables indicate the *lot* area, setback, height and building coverage standards which apply to individual *lots* in the zones specified.

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

Zone	Minimum Lot Area <sup>1</sup>	Maximum Percentage of Building Coverage	Required Minimum Setbacks <sup>2</sup>				Maximum Structure Height <sup>3</sup>		
			Front	Side		Rear	Principal Structure	Exceptions (Principal Structure)	Accessory Structure
				Interior and Corner Lots, Except Reverse Corner	Reverse Corner Lots: Street Side				
OS - REC	10 acres	See Section 8106-1.4. <i>Building lot coverage</i> 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 15ft or as specified by permit	15 ft, except as noted in Section 8106-7.4
OS	10 Acres								
AE	40 acres								
RA	1 acre			5 ft	10 ft				
RE	10,000 sq. ft		20 ft <sup>5</sup>						
RO	20,000 sq. ft								
R1	6,000 sq. ft.								
R2	7,000 sq. ft. <sup>4</sup>								
RHD	0.80 acre <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 <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									

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.

**Section 5**  
**ARTICLE 9:**  
**STANDARDS FOR SPECIFIC ZONES AND ZONE TYPES**

---

Article 9, Sec. 8109-4.7.4 within Sec. 8109-4.7 – Dark Sky Overlay Zone (DKS) of the Ventura County Ordinance Code is hereby amended to read as follows:

**Sec. 8109-4.7.4 – General Standards**

- i. **Allowable Light Trespass:** *Outdoor lighting* shall conform to the quantitative *light trespass* limits shown in Table 1 below, measured from the property line illuminated by the light source. The more restrictive zone will apply. For example, when a commercial zone abuts a single-family residential zone, the *light trespass* limit shall be 0.1 foot-candles at the property line.

**Table 1**  
**Quantitative Light Trespass Limits, by Zone**

Open Space, Agriculture and Special Purpose Zones (such as <u>OS-REC</u> , OS, AE, TP)	
Horizontal-plane limit	0.1 <i>foot-candles</i> at property lines
Vertical-plane limit	
Rural Residential and Single-family/Two-family Residential Zones (such as RA, RE, RO, R-1, R-2)	
<i>Horizontal-plane</i> limit	0.1 <i>foot-candles</i> at property lines
<i>Vertical-plane</i> limit	
Multi-family Residential Zones (such as RPD)	
Horizontal-plane limit	0.2 <i>foot-candles</i> at property lines
Vertical-plane limit	
Commercial and Industrial Zones (such as C-O, C-1, CPD, M-1, M-2, M-3)	
Horizontal-plane limit	0.25 <i>foot-candles</i> at property lines, unless otherwise approved by PD or CUP
Vertical-plane limit	

## Section 6

Section 7 of this ordinance incorporates amendments to Section 8105-4 proposed by Case No. PL 22-0056 to establish a new Urban Parks use category. Section 7 shall only become operative if Case No. PL 22-0056 is enacted before or in conjunction with Case No. PL22-0057, otherwise Section 7 shall not become operative.

## Section 7

### ARTICLE 5:

### USES AND STRUCTURES BY ZONE

**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 the below-stated recreation and park land uses:

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

	OS- REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
<b>RECREATION AND PARKS</b>												
Botanic Gardens and Arboreta* (35)	CUP	CUP										
Camps * (8) (35)	CUP	CUP		CUP	CUP							
Campgrounds * (8)	CUP	CUP		CUP	CUP							
Fields, athletic	PD	PD			PD	PD	PD	PD	PD			
With Night Lighting					PD	PD	PD	PD	PD			
Geothermal Spas with or without accessory commercial eating facilities (7)		CUP										
Golf Courses And/Or Driving Ranges, Except Miniature Golf (15)		CUP		CUP	CUP	CUP	CUP	CUP	CUP			
Motocross/Off-Highway Vehicle Parks* (17)		CUP										
Parks, Natural (6)	ZC	ZC	PD	ZC	ZC	ZC	ZC	ZC	PD			
Buildings (within <i>natural parks</i> )	PD	PD	PD	PD	PD	PD	PD	PD	PD			
Parks, Urban*					PD	PD	PD	PD	PD	PD		
Gymnasium (within <i>urban parks</i> )					CUP	CUP	CUP	CUP	CUP	CUP		

Periodic Outdoor Sporting Events (7)	CUP	CUP										
Recreational Vehicle Parks *	CUP	CUP		CUP	CUP							
Recreation Projects, County-Initiated (5)	PD	PD	PD	PD	PD	PD	PD	PD	PD			
Caretaker Recreational Vehicle, Accessory * (5)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC			
Retreats, Without Sleeping Facilities * (8)	CUP	CUP		CUP	CUP							
With Sleeping Facilities (8)	CUP	CUP		CUP	CUP							
Shooting Ranges And Outdoor Gun Clubs (4)		CUP										



## Section 8

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 9

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

ATTEST:

DR. SEVET JOHNSON

Clerk of the Board of Supervisors

County of Ventura, State of California

By \_\_\_\_\_

Deputy Clerk of the Board