



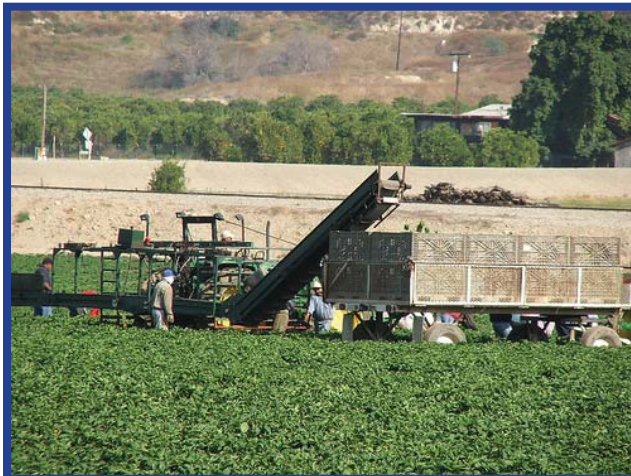
Public Information

County of Ventura • Resource Management Agency • Planning Division
800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2488 • www.vcrma.org/divisions/planning

Farmworker & Animal Caretaker Dwelling Units

There are two types of farmworker housing:

Individual *Farmworker & Animal Caretaker Dwelling Units* and multi-family *Farmworker Housing Complexes*. During the past decade, the Planning Division, under direction from the Board of Supervisors, conducted studies on farmworker housing, simplified the process for obtaining a farmworker housing permit, and revised the Non-Coastal Zoning Ordinance (NCZO) to facilitate the development of farmworker housing. This pamphlet discusses regulations regarding **Farmworker and Animal Caretaker Dwelling Units** located in the Non-Coastal Zone only.



Who can live in Farmworker and Animal Caretaker Dwelling Units?

A Farmworker and Animal Caretaker Dwelling Unit is housing that is occupied by a farmworker and/or animal caretaker and his/her family. Persons who are eligible to live in these units must work on the same lot on which the dwelling unit is located. Alternatively, they could be employed to work on other land in Ventura County that is under the same ownership or lease as the lot on which the Farmworker or Animal Caretaker Dwelling Unit is located.

Where can I build Farmworker and Animal Caretaker Dwelling Units?

Farmworker and Animal Care Dwelling Units are allowed, subject to specific development standards, in all Open Space (OS), Agricultural Exclusive (AE), Rural Agricultural (RA) and Timberland Preserve (TP) zones. As part of a farmworker housing study (2002), County Geographic Information System (GIS) data results showed that there is capacity to build up to 1,200 farmworker dwelling units on unincorporated land.

How does the County verify occupancy?

Farmworker and Animal Caretaker Dwelling Units can only be rented as part of a “term of employment” to persons who are employed full time (minimum of 32 hours per week) as farmworkers or animal caretakers. Retired and disabled workers may continue to reside in the dwelling unit in which

they previously resided as a full time employee. It is up to the owner of the property to submit an annual verification report by May 15th of each year to the Planning Director demonstrating that the tenants meet the employment criteria.

What types of planning permits are required for a Farmworker and Animal Caretaker Dwelling Unit?

Farmworker and Animal Caretaker Dwelling Units that are less than 1,800 square feet are approved through a zoning clearance (See Section 8107-26 of the NCZO), subject to specific development standards. They do not have to go through environmental review (CEQA) or a public hearing process. However, if the owner wants to develop a larger Farmworker or Animal Caretaker Dwelling Unit (over 1,800 sq.ft.), he/she should apply for a Conditional Use Permit (CUP) approved by the Planning Director.

What are the Parking Requirements for Farmworker and Animal Caretaker Dwelling Units?

Parking requirements are based on the number of bedrooms in each unit as shown in the following table:

Parking Requirements	
Number of bedrooms	Number of on-site parking spaces needed
0-1	1
2-4	2
5+	3

Can I use a Mobilehome or Manufactured Housing for Farmworker and Animal Caretaker Units?

Yes. In fact, Farmworker and Animal Caretaker Dwelling Units are subject to reduced construction standards when compared to those required for mobilehomes used as primary or second dwelling units.

However, for mobilehomes used as Farmworker and Animal Caretaker Dwelling Units, manufactured mobilehome skirting is required to completely enclose the mobilehome, as stated in the NCZO in Section 8107-1.3.3.

I have a second unit dwelling unit on my property. Can I still construct a Farmworker and/or Animal Caretaker Unit?

Yes, as long as all requirements for both the second unit and the farmworker and/or animal caretaker dwelling unit have been met.

How many Farmworker and/or Animal Caretaker Dwelling Units can be developed on a legal lot?

A maximum of four units may be developed under a ministerial permit/zoning clearance for Farmworker and Animal Caretaker Dwelling Units based on the type of agricultural land use as shown in the table below. Additional units may be allowed with a Conditional Use Permit (CUP), approved by the Planning Director.

Standards for Ministerial Farmworker and Animal Caretaker Dwelling Units	
Agricultural Land Use	Farmworker & Animal Caretaker Dwelling Units Allowed
Fowl and Poultry ranches	One unit per 50,000 broiler chickens, or one unit per 50,000 egg-laying hens, or one unit per 5,000 turkeys
Horse ranches and equestrian facilities	One unit per 10 brood mares, or one unit per 25 equines, where a stall exists for each animal
Greenhouses and hothouses	One unit per 100,000 sq. ft. of propagating greenhouse
Irrigated row crops, specialty crops, orchards, vineyards and field-grown plant material	One unit per 40 acres in crops
Irrigated pasture, field crops, grain and hay	One unit per 40 acres in crops
Dry farm orchards, beans and specialty field crops	One unit per 160 acres in crops
Grazing	One unit per 320 acres grazing land

This pamphlet is a general discussion of commonly asked questions regarding the County NCZO. It is intended for public convenience only. Anyone having specific questions of interpretation should refer to the text of the ordinance (www.vcrma.org/divisions/planning) or contact the Planning Division information counter at (805) 654-2488.

For more information on Farmworker and Animal Caretaker Dwelling Units, please refer to Section 8107-26 of the Ventura County Non-Coastal Zoning Ordinance at www.vcrma.org/planning-division-ordinances