



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 Housing Complexes

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 the regulations regarding **Farmworker Housing Complexes** located in the Non-Coastal Zone only.



What is a Farmworker Housing Complex and who can live in one?

The County NCZO defines a Farmworker Housing Complex as “a residential facility where the dwelling units are rented to, or sleeping quarters in a dormitory are occupied by, persons who are principally employed within the County of Ventura for activities associated with Crop and Orchard Production, and all uses listed there under. Members of the farmworker’s household may also occupy said dwelling unit.”

Unlike Farmworker and Animal Caretaker Dwelling Units, Farmworker Housing Complexes do not have to be located on the land where the farmworker works. The criteria for residency in a Farmworker Housing Complex is that the farmworker is employed within the County of Ventura.

What planning permits are required?

A Planned Development (PD) Permit, approved by the Planning Commission, is required for a Farmworker Housing Complex.

The County Sewer Policy, which is enforced by the Environmental Health Division, requires sewer service for housing complexes containing more than two dwelling units per acre. A Conditional Use Permit (CUP) is required for projects that do not have access to a public sewer system and need to construct an on-site package sewage treatment plant, per Section 8105-4 of the NCZO.

Where can I build a Farmworker Housing Complex?

Farmworker Complexes are allowed in the Open Space (OS) and Agricultural Exclusive (AE) zones, subject to certain development standards, See Section 8107-41 of the NCZO. County Geographic Information System (GIS) data shows that there is capacity to build up to 185 farmworker housing complexes on unincorporated land.

What is the minimum Lot Size?

The minimum lot area for a Farmworker Housing Complex depends on the zoning designation: 10 acres for Open Space (OS) parcels and 40 acres for Agricultural (AE).

However, parcels less than the prescribed minimum lot area may be allowed for Farmworker Housing Complexes on land zoned Agriculture Exclusive (AE) within or adjacent to a City Sphere of Influence, provided that the remaining agricultural portion of the parcel is a minimum of 10 acres.

Examples of Farmworker Housing Complexes in the Unincorporated Ventura County



Rancho Sespe, Fillmore



Valle Naranjal, Piru (interior)



Valle Naranjal, Piru (exterior)



Valle Naranjal, Piru (recreational area)

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.

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For more information on Farmworker Housing Complexes, please refer to Section 8107-41 of the Ventura County Non-Coastal Zoning Ordinance at <https://www.vcrma.org/planning-division-ordinances>
