ORDINANCE NO. ______________

AN ORDINANCE OF THE VENTURA COUNTY BOARD OF SUPERVISORS
AMENDING DIVISION 8, CHAPTER 1, ARTICLE 2, 3, 4, AND 9 OF THE VENTURA
COUNTY ORDINANCE CODE, NON-COASTAL ZONING ORDINANCE PERTAINING
TO THE ESTABLISHMENT OF A MOBILEHOME PARK OVERLAY ZONE AND
RELATED REGULATIONS

The Board of Supervisors of the County of Ventura, State of California, ordains as
follows:

Section 1

The Board of Supervisors finds that:

A. There are 25 mobilehome parks in the unincorporated area of Ventura County,
   which provide an important source of affordable housing;

B. The conversion of mobilehome parks to other uses will result in the loss of
   existing affordable housing within the county and present a threat to, and a
   specific adverse impact upon, public health, safety and welfare and the County's
   ability to provide safe and decent housing opportunities;

C. The goals of the 2014-2021 Housing Element of the County's General Plan
   include preserving existing manufactured housing and continuing the utilization of
   mobilehomes as a means of providing dwellings for lower-income households
   (Housing Element Goals 3.3.1-5(4) and 3.3.1-6(3));

D. The California Legislature has authorized counties to provide zoning for "family
   mobilehome parks" pursuant to California Health and Safety Code section 18300;

E. It is necessary to develop new zoning regulations to implement a Mobilehome
   Park Overlay Zone in order to preserve the existing stock of land for mobilehome
   uses and to preserve residential development that is high density and single
   family in character;

F. This ordinance is necessary to mitigate the unregulated effects of conversion of
   mobilehome parks to other uses, including the potential shrinking inventory of
   existing quality affordable housing. No feasible alternative is available to
   satisfactorily mitigate or avoid these specific adverse impacts as well or better
   with a less burdensome effect than the adoption of the proposed ordinance; and

G. The adoption of the text amendments herein and the zoning of the listed existing
   mobilehome park properties to the Mobilehome Park Overlay Zone is consistent

County of Ventura
Planning Commission Hearing, August 29, 2019
PL17-0139
Exhibit 5 – Proposed Mobilehome Park Ordinance Amending NCZO Articles 2, 3, 4, 5 and 9
with the Ventura County General Plan and good zoning practice and is in the interest of the public health, safety and general welfare.

Section 2

Article 2: Definitions

Article 2, Section 8102-0 - Application of Definitions, of Chapter 1 of Division 8 of the Ventura County Ordinance Code, is hereby amended by addition of the following definition in appropriate alphabetical order:

Mobilehome Park – An area of land where two or more spaces are rented or leased for mobilehomes or manufactured homes to be used as dwellings. For the purposes of this definition, mobilehome parks do not include County park campgrounds, County overnight parking zones, or residences provided by employers for the use of agricultural workers or other employees and their families.

Section 3

Article 3: Establishment of Zones, Boundaries and Maps

Article 3, Section 8103-0 – Purpose and Establishment of Zones and Minimum Lot Areas, of Chapter 1 of Division 8 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.

<table>
<thead>
<tr>
<th>Zoning District Base Zones</th>
<th>Abbreviation</th>
<th>Minimum Lot Area*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space................................</td>
<td>OS</td>
<td>10 Acres</td>
</tr>
<tr>
<td>Agricultural Exclusive ................</td>
<td>AE</td>
<td>40 Acres</td>
</tr>
<tr>
<td>Rural Agricultural ....................</td>
<td>RA</td>
<td>1 Acre</td>
</tr>
<tr>
<td>Rural Exclusive .......................</td>
<td>RE</td>
<td>10,000 sq.ft.</td>
</tr>
<tr>
<td>Single-Family Estate ..................</td>
<td>RO</td>
<td>20,000 sq.ft.</td>
</tr>
<tr>
<td>Single-Family Residential .............</td>
<td>R1</td>
<td>6,000 sq.ft.</td>
</tr>
<tr>
<td>Two-Family Residential ...............</td>
<td>R2</td>
<td>7,000 sq.ft.</td>
</tr>
</tbody>
</table>
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

Section 4

Article 4: Purposes of Zones

Article 4, Section 8104-7 – Overlay Zones, of Chapter 1 of Division 8 of the Ventura County Ordinance Code is hereby amended by the addition of the following:

Sec. 8104-7.9 – Mobilehome Park (MHP) Overlay Zone

The purposes of this zone are:

a. To promote the continued use of mobilehomes and manufactured homes in the unincorporated County as an accessible housing option for households of all income levels.
b. To respect the interests of tenants and owners of mobilehome parks in maintaining parks of desirable character, stable operation, and economic viability.

c. To recognize mobilehome parks as communities in which residents are substantially invested, and to provide for security of tenancy comparable to that of other residential communities less vulnerable to redevelopment.

d. To establish that for all land in the unincorporated County occupied by mobilehome parks, and as long as this ordinance is in effect, mobilehome parks shall be the primary land use allowed.

e. To ensure a sufficient supply of land for this type of use in the future.

f. To promote and preserve residential development that is high density and single family in character.

Section 5

Article 9: Standards for Specific Zones and Zone Types

Article 9, Section 8109-4 – Standards for Overlay and Special Purpose Zones, of Chapter 1 of Division 8 of the Ventura County Ordinance Code is hereby amended by the addition of the following:

Sec. 8109-4.10 Mobilehome Park Overlay Zone

Section 8109-4.10.1 – Application

The abbreviated reference for this zone when applied to a base zone shall be “MHP”. The provisions of this overlay zone are intended to apply to all mobilehome parks in the unincorporated area. The suffix “MHP” shall be added to the base zone covering land so identified (e.g., RPD-8 du/ac/MHP), but shall have no effect on the provisions of the base zone, except for the limitations provided herein. In this overlay zone the permit requirements of Articles 5, 11, 13 and 17 shall apply.

Section 8109-4.10.2 - Allowed Uses

Only the following uses, as authorized in this Chapter and with appropriate permits, are allowed in the MHP Overlay Zone:

a. Principal Use: Mobilehome parks.

b. Accessory Uses: Accessory structures and uses customarily incidental and subordinate to the operation of mobilehome parks, and for the exclusive noncommercial use of the mobilehome park residents and their guests, such as a clubhouse or community center, community pool, recreational vehicle storage, or common laundry facility.

c. Accessory Uses to Dwellings, in accordance with section 8105-4.
d. Uses exempt from obtaining permits, in accordance with section 8105-4.

e. Uses not listed or referenced above to which owners and residents of mobilehome parks have reasonable expectancy, consistent with applicable permit conditions and section 8101-4.10, and which do not interfere with the operation of mobilehome parks or their use and enjoyment by residents. Examples of such uses include occasional filming activities and wireless communications facilities.

Section 6

This ordinance shall become effective and operative 30 days following the adoption of this ordinance.

Ayes: Supervisors:

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________________________
________________________
________________________

Noes: ____________________________

Absent: ____________________________

Chair, Board of Supervisors

ATTEST: Michael Powers
Clerk of the Board of Supervisors
County of Ventura, State of California

By ____________________________
Deputy County Clerk