

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.

Zoning District Base Zones	Abbreviation	Minimum Lot Area *
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
<u>Mobilehome Park</u>	<u>/MHP</u>	<u>Not Applicable</u>

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:

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