

Sec. 8107-37 - Cultural Heritage Sites

Sec. 8107-37.1 - Purpose

The purpose of this designation is to promote the enhancement, preservation, rehabilitation, restoration, reconstruction and maintenance of sites and structures of historical or cultural heritage value through the imposition of design standards. Fulfillment of this purpose can be impeded by strict adherence to various standards in the Zoning Ordinance, therefore, this section promotes the stated purpose by creating a mechanism whereby appropriate deviations from the regulations of this Chapter can be granted.

Sec. 8107-37.2 - Applicability

The deviations described in Sec. 8107-37.3 may be applied to the following Cultural Heritage sites in accordance with the following limitations:

- a. Landmarks and districts: all allowed deviations
- b. Sites of Merit: all allowed deviations except "a"
- c. Points of Interest: all allowed deviations except "a", "g" and "j".

Sites that are eligible for designation as a Cultural Heritage Site pursuant to the Cultural Heritage Ordinance may also receive deviations, conditioned on the eventual formal designation of the site.

Sec. 8107-37.3 - Range and Approval of Allowed Deviations

To advance the purpose outlined in Sec. 8107-37.1, deviations from various standards and regulations of this chapter may be granted as part of a Planned Development permit. Deviations "a" and "k" may only be granted by the Planning Commission. All others may be granted by the Planning Director. (AM. ORD. 4282 - 5/20/03)

- a. Minimum Lot Area - Sec. 8103-0 (Purpose and Establishment of Zones and Minimum Lot Areas), Sec. 8103-1 et seq. (Establishment of Alternative Minimum Lot Area by Suffix), Sec. 8106-1.1 and Sec. 8106-1.2;
- b. Permit Approval Level - Sec. 8105-4 (Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones). Where the square footage or gross floor area of structures on a lot requires a given permit to be issued, the square footage of significant historic structures on a Cultural Heritage Site shall not be counted towards the total square footage of structures;
- c. Permit Approval Level - Sec. 8105-5 (Permitted Uses in Commercial and Industrial Zones). Where the square footage or gross floor area of structures on a lot requires a given permit to be issued, the square footage of structures on a Cultural Heritage Site shall not be counted towards the total square footage of structures;
- d. General Development Standards - Sec. 8106-1.1 (Development Standards for Uses and Structures in OS, AE, and R Zones); (AM. ORD. 4377 - 1/29/08)
- e. General Development Standards - Sec. 8106-1.2 (Development Standards for Uses and Structures in Commercial, Industrial, and Special Purpose Zones);

- f. Fences, Walls and Hedges - Sec. 8106-8.1 et seq.
- g. Second Dwelling Unit Standards - Sec. 8107-1.7 et seq. (Second Dwelling Units);
- h. Parking Standards - Sec. 8108-1 (Parking Standards), Sec. 8108-2 et seq (Special Parking Space Requirements), Sec. 8108-3 et seq (Parking Lot Design Standards);
- i. Landscaping Standards - Sec. 8108-7 et seq. (Landscaping);
- j. Signage - Sec. 8110-4a (Prohibited portable freestanding signs), Sec. 8110-4i (Prohibited Projecting Signs), Sec. 8110-5-2 et seq (Location); and
- k. Non-conforming Uses and Structures - Sec. 8113-5.2 (Uses Within Structures Subject to Amortization), Sec. 8113-5.2.1 (Expansion and Change of Use Prohibited), Sec. 8113-5.3 et seq (Uses Not Amortized), Sec. 8113-6.1 (Destruction, Uses Not Amortized), Sec. 8113-6.2 (Destruction, Uses Amortized), Sec. 8113-7 (Additional Use), Sec. 8113-8 (Use of Non-conforming Lots).

(ADD. ORD. 4220 - 12/5/00)

Sec. 8107-37.4 - Planned Development Permit Approval Standards

Deviations pursuant to this Chapter as listed in Sec. 8107-37.3 may only be granted by the issuance of a Planned Development permit which may only be issued with deviations only if the standards in Sec. 8111-1.2.1 through 8111-1.2.1.7 and the following standards are met:

- a. The site is a designated Cultural Heritage Site, or will be eligible for such designation through the imposition of and compliance with applicable conditions as part of the Planned Development permit process;
- b. The deviation from standards is necessary for the enhancement, preservation, rehabilitation, restoration, reconstruction and maintenance of the site/structure and is consistent with subsection "c" that follows;
- c. Design and development standards for the site and related structures are adopted which ensure that the historic or cultural significance and character of the subject site and/or structure is perpetuated and adherence to said standards have been made a condition of the Planned Development permit;
- d. The deviation(s) granted will not create a significant unmitigated adverse impact;
- e. The project associated with the subject site or district has received a Certificate of Appropriateness, where applicable, pursuant to the Ventura County Cultural Heritage Ordinance.

(ADD. ORD. 4220 - 12/5/00)

Sec. 8107-37.5 - Permit Conditions

While the precise conditions of the required Planned Development permit will vary with each case, the following topical areas shall be addressed in the conditions of approval:

- a. Time frames within which to implement improvements to the site and/or structures;

- b. On-going maintenance of the site and/or structures in accordance with the approved Design and Development Standards;
- c. Prohibitions against the destruction, removal, delinquent treatment of the site and/or structures;
- d. Recordation of documents, satisfactory to the County, which provide notice to the subsequent property owners of possible conflict with adjoining land uses such as agricultural operations and/or deed restrictions found in the applicable Planned Development permit to enforce provisions of the permit and the applicable provisions of the Cultural Heritage Ordinance;
- e. Provisions that preclude the removal, destruction, alteration or deterioration through neglect of the site/structure unless a Certificate of Appropriateness (COA) has been issued by the Ventura County Cultural Heritage Board (CHB) and modification to the Planned Development permit has been granted.

Sec. 8107-37.6 - Design and Development Standards

The design and development standards required pursuant to Sec. 8107-37.4c are intended to guide the property owner and the County in the long-term enhancement, preservation, rehabilitation, restoration, reconstruction and maintenance of the site and applicable structures. The standards shall be in adequate detail for the site and should address the following factors among others, as well as the Secretary of the Interior's Standards for Historic Properties:

- a. Range and description of architectural styles;
- b. Construction materials and techniques;
- c. Exterior finish/colors;
- d. Landscaping styles and materials;
- e. Range of historic uses of the site; and
- f. Density, scale and patterns of development.

(ADD. ORD 4220 - 12/5/00)

Sec. 8107-38 - Interpretive Centers

Sec. 8107-38.1 - Purpose

Interpretive Centers are intended to give the public an opportunity to experience and understand Ventura County's past by exploring sites and the structures and improvements thereon that have played an important role in the cultural and social history and prehistory of Ventura County. The purpose of this section is to allow the display of materials on site that have a direct connection to the site and to provide further standards by which Interpretive Centers can be developed and regulated.

Sec. 8107-38.2 - Designated Site

The site must be a designated Cultural Heritage Site. The display of materials shall be limited to ones with a direct connection to the site.

Sec. 8107-38.3 - Range of Allowed Uses and Structures

The following uses and structures are allowed as accessory to an Interpretive Center so long as they are found to be consistent with the definition of the use and applicable requirements of the Ventura County Cultural Heritage Ordinance:

- a. Those existing lawful structures and improvements on the site;
- b. Preserved, restored, relocated, or re-created structures, improvements, equipment or implements;
- c. Public tours and displays;
- d. Periodic festivals, fundraisers, charity events, weddings, and the like;
- e. Refreshment and gift sales of historically related items;
- f. Educational activities and meetings;
- g. Accessory structures and improvements to facilitate the purposes of the Interpretive Center such as storage buildings, rest rooms, caretaker dwelling, parking lots, lighting, security measures and the like; and
- h. Improvements required by law such as handicapped access facilities.

(ADD. ORD 4220 - 12/5/00)

Sec. 8107-39 - Historic Repositories

Sec. 8107-39.1 - Purpose

The purpose of Historic Repositories is to allow for the collection and display of structures, facilities, equipment and the like; which are associated with the historic or cultural development of Ventura County.

Sec. 8107-39.2 - Development Standards

Historic Repositories may only be established in accordance with the following standards:

- a. Historic Repositories shall be designed so as to portray historic and cultural resources in a manner that best approximates their original setting and context while allowing for public access and viewing.
- b. The minimum parcel size for an Historic Repository shall be the minimum required lot area for the applicable zone (Sec. 8103-0).
- c. A plan for the ultimate development of the site shall be reviewed and granted a Certificate of Appropriateness by the Cultural Heritage Board.

Sec. 8107-39.3 - Range of Allowed Uses and Structures

The following uses and structures are allowed as part of or accessory to an Historic Repository:

- a. Preserved, restored, relocated, or re-created structures, improvements, facilities, equipment, implements and the like;
- b. Public tours and displays;
- c. Periodic festivals, fundraisers, charity events, weddings, and the like;
- d. Refreshment and gift sales of historically related items;
- e. Filming;
- f. Educational activities and meetings;

- g. Accessory structures and improvements to facilitate the purposes of the Historic Repository such as storage buildings, rest rooms, caretaker dwelling, parking lots, lighting, security measures and the like; and
- h. Improvements required by law such as handicapped access facilities.