

Rural Tourism Amendments to the Non-Coastal Zoning Ordinance (Legislative Format)

ARTICLE 2 DEFINITIONS

Article 2, Sec. 8102-0, DEFINITIONS, of the Ventura County Ordinance Code is hereby amended by revisions to and additions of the following definitions located in their appropriate alphabetical order:

Bed-and-Breakfast Inn - A single-family dwelling with one family in permanent residence ~~wherein~~ therein, and where, as an accessory use, one to five ~~six~~ six bedrooms (except as set forth in Section 8107-43.3), accommodating no more than 15 guests, are made available for transient occupancy generally for no more than seven consecutive days, and with breakfast is offered for compensation to overnight guests. On lots over one acre, the number of allowed bedrooms is determined by the permit required.

Botanic Gardens and Arboreta - Scientific and educational institutions whose purpose is the advancement and diffusion of a knowledge and love of plants. A botanic garden must meet all four of the below criteria:

- (a) The garden functions as an aesthetic display, educational display, and/or site research.
- (b) The garden maintains plant records.
- (c) The garden has at least one professional staff member (paid or unpaid).
- (d) Garden visitors can identify plants through labels, guide maps, or other interpretive materials."

Camp - A rural facility with permanent structures for overnight accommodation and accessory structures and buildings, which is used for temporary leisure, recreational or study purposes, and provides opportunities for the enjoyment or appreciation of the natural environment. A camp provides a structured program of outdoor and/or nature-oriented activities including but not limited to outdoor/camping skills, horseback riding, animal husbandry, hiking, mountain biking, wildlife and wildflower viewing, fishing, or hunting. For these reasons, camps need to be located in an undeveloped, open space environment. A camp requires a substantial land area for these activities, and much or all of its permit area is used for these purposes.

Festivals, Animal Shows, and Similar Events, Temporary Outdoor - Outdoor recreational Eevents such as harvest festivals, amusement rides, historic re-enactments, animal events, art shows, concerts, craft fairs, weddings, itinerant shows and religious revival meetings. Such events shall be limited to no more than sixty (60) days or fewer per calendar year.

Retreat - A facility which ~~(a) is operated by a non-profit organization;~~ (b a) provides opportunities for small groups of people to congregate temporarily on a site for such

purposes as education, enlightenment, contemplation, renewal or solitude; and (e b) by its nature, needs to be located in a quiet, sparsely-populated, natural environment.

Article 5, Sec. 8105-4 - Permitted Uses in the Open Space, Agricultural, Residential, and Special Purpose Zones of the Ventura County Ordinance Code, is hereby amended as shown below.

	OS	AE	RA	RE	RO	R1	R2	RPD	TP
BOARDING HOUSES AND BED-AND-BREAKFAST INNS (2)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
On Designated Cultural Heritage Sites (29, 34)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
FESTIVALS, ANIMAL SHOWS AND SIMILAR EVENTS, TEMPORARY OUTDOOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
RECREATIONAL, SPORT, AND ATHLETIC FACILITIES									
Botanic Gardens and Arboreta	<input checked="" type="checkbox"/>								
Camps	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					

Article 5, Sec. 8105-4 - Permitted Uses in the Commercial, and Industrial Zones of the Ventura County Ordinance Code, is hereby amended only as it relates to the heading "FESTIVALS AND SIMILAR EVENTS, TEMPORARY OUTDOOR," as shown below.

	CO	C1	CPD	M1	M2	M3
FESTIVALS, ANIMAL SHOWS, AND SIMILAR EVENTS, TEMPORARY OUTDOOR			<input type="checkbox"/>			

Article 7: Standards for Specific Uses, Sec. 8107-17 of the Ventura County Ordinance Code is hereby amended as shown below.

Sec. 8107-17 - CAMPS - Camps shall be developed and operated in accordance with the following standards:

Sec. 8107-17.0 - Protection of Sensitive Biological Habitats. Camps shall be allowed on property zoned Open Space (O-S) only if the property is in agricultural production.

Sec. 8107-17.1 - Minimum lot area shall be ten acres on property zoned Rural Agriculture (R-A) and Rural Exclusive (R-E). Minimum lot area shall be 50 acres on property zoned Open Space (O-S).

Sec. 8107-17.2 - Overnight population of guests and staff shall be limited by the

following calculations: These standards shall apply to staff employed for camp activities. Where an employee is engaged in both camp and working ranch activities, the employee's time shall be counted at 0.5 staff for calculating the staff limitation for camps. If an employee is not engaged in camp activities, none of the employee's time shall be applied to the staff limitation for camps.

Sec. 8107-17.2.1 - Camps on property zoned Rural Agricultural (R-A) - lot size in acres x 2.56 = the maximum number of persons to be accommodated overnight.

Sec. 8107-17.2.2 - Camps on property zoned Rural Exclusive (R-E) - lot size in acres x 10.24 = the maximum number of persons to be accommodated overnight.

Sec 8107-17.2.3 - Camps on property zoned Open Space (O-S) – lot size in acres x 0.25 = the maximum number of persons to be accommodated overnight. There shall be a maximum overnight population limit of 250 guests and staff.

Sec. 8107-17.3 - Total daily on-site population of guests and staff shall be limited by the following calculations:

Sec. 8107-17.3.1 - Camps zoned Rural Agricultural (R-A) - 5.12 x lot size in gross acres = total population allowed on site.

Sec. 8107-17.3.2 - Camps zoned Rural Exclusive (R-E) - 20.48 x lot size in gross acres = total populations allowed on site.

Sec. 8107-17.3.3 - Camps zoned Open Space (O-S) - 0.5 x lot size in gross acres = total population allowed on site. There shall be a maximum daily population limit of 500 guests and staff, except as permitted in Section 8107-17.3.4 below.

Sec. 8107-17.3.3_4 - A larger total daily population may be allowed for special events, the frequency to be determined by the camp's Use Permit.

Sec. 8107-17.4 - Building intensity shall be limited by the following standards: These standards shall apply to structures used for camp activities. Where a structure is used for both camp and working ranch activities, one-half of that structure shall be applied to the square footage limitation for camps. If a structure is not used for camp activities, it shall not be considered in the square footage limitations for camps.

Sec. 8107-17.4.1 - Overnight Accommodations - Structures or portions of structures intended for sleeping and restrooms/showers (excepting those for permanent staff as defined in Section 8107-17.4.3) shall be limited to a collective average of 200 square feet per overnight guest and staff allowed per Section 8107-17.2 (Overnight Population).

Sec. 8107-17.4.2 - All Other Roofed Structures or Buildings - The total allowed square footage of all roofed structures or buildings other than sleeping and restroom/shower facilities shall be limited to 100 square feet per person allowed per Section 8107-17.3 (Daily On-Site Population).

Sec. 8107-17.4.3 - The residence(s) of a limited number of permanent staff such as the director, manager or caretaker are exempt from the limitations of Section 8107-17.4.1 (Overnight Accommodations).

Sec. 8107-17.4.4 - Since the two building intensity standards (Overnight and Total Daily) address distinctly different facilities, they shall not be interchangeable or subject to borrowing or substitutions.

Sec. 8107-4.5 – For camps/guest ranches located in the Open Space (O-S) zone, no single structure shall exceed 25,000 square feet in area, and the total area of all structures used for camp/guest ranch purposes shall be limited to 50,000 square feet.

Sec. 8107-17.5 - Camp facilities shall have adequate sewage disposal and domestic water.

Sec. 8107-17.6 - Camp facility lighting shall be designed so as to not produce a significant amount of light and/or glare at the first offsite receptive use.

Sec. 8107-17.7 - Camp facilities shall be developed in accordance with applicable County standards so as to not produce a significant amount of noise.

Sec. 8107-17.8 - Occupation of the site by a guest shall not exceed 30 consecutive days.

Sec. 8107-17.9 - To ensure that the site remains an integral and cohesive unit, specific methods such as the following should be employed on a case-by-case basis: open space easements; CC&R's that restrict further use of the land, with the County as a third party; low density zoning to prevent subdivision of the site; and/or merger of parcels to create one parcel covering the entire site.

Sec. 8107-17.10 - To avoid the loss of the site's natural characteristics several methods should be employed on a case-by-case basis to preserve these values: 60% of the total site should remain in its natural state or be landscaped in agriculture ~~and only passive recreational uses should be permitted.~~

Sec. 8107-17.11 - Parking Standards - See Article 8 - Recreational Uses.

Sec. 8107-17.12 – The Camp facility project description shall address transportation to and from and within the project site, including the types of vehicles, and road and trail locations.

Article 7: Standards for Specific Uses, Sec. 8107-35 of the Ventura County Ordinance Code is hereby added as shown below.

Sec. 8107-35 – BOTANIC GARDENS AND ARBORETA – Botanic Gardens and Arboreta shall be developed in accordance with the following standards:

Sec. 8107-35.1 - Minimum Permit Area

The Minimum Permit Area shall be 50 acres on property zoned Open Space (O-S). There shall be no minimum lot size in the Commercial Planned Development (CPD) zone. A minimum of 80% of the lot area must be planted, either for public display or for replenishment of displayed plants.

Sec. 8107-35.2 - Gift Shops

One gift shop per site is permitted. Gift shops shall not exceed 1,000 sq ft in size. Commodities sold in the gift shop shall be limited to seeds and plants that are grown and displayed on the site, together with items which are customarily accessory to plant sales, such as garden implements, plant pots, and books on plants, plant history, and/or gardening. The gift shop area may also sell prepared refreshments such as soft drinks and snack items. No more than 20% of the total sales inventory, based on square feet of shelf space, sold at the gift shop shall be prepared refreshments.

Sec. 8107-35.3 – Site Design

Siting and design of all facilities should address and mitigate direct or indirect significant impacts to native plant communities and natural habitat. Measures should include but not be limited to:

Sec. 8107-35.3.1

For properties located in the Open Space (O-S) zone, roofed structures shall be limited to a total maximum area of 500 square feet per acre, but not to exceed 25,000 square feet per site. Types of roofed structures allowed are limited to information centers/kiosks, administrative offices, restrooms, a gift shop, and maintenance/storage facilities. Greenhouses and hothouses are specifically exempted from the square footage limitation.

Sec. 8107-35.3.2

Structures and irrigated landscapes should be designed and landscaped to prevent encroachment of non-native species into natural areas. Buffer zones of up to 600 feet may be required.

Sec. 8107-35.3.3

Fire clearance areas should not diminish the natural areas but should be incorporated into the project site.

Sec. 8107-35.3.4

Runoff of water, fertilizers, pesticides, herbicides, and the like should be contained to address and mitigate impacts to natural areas.

Sec. 8107-35.3.5

Native plants, preferably from within the same watershed, should be used whenever possible to address and mitigate significant genetic impacts on the local flora.

Sec. 8107-35.3.6

While the use of non-native plants may be appropriate in some instances, they should not replace native flora. Opportunities to restore native habitat should be sought out.

Sec. 8107-35.3.7

Invasive plants, whether native or introduced, are not permitted. Invasive plants shall be those on List A and List B maintained by the California Invasive Plant Council.

*Article 7: **Standards for Specific Uses**, Sec. 8107-43 of the Ventura County Ordinance Code is hereby added to read as shown below.*

Sec. 8107 – 43 - Boarding Houses and Bed-And-Breakfast Inns

In addition to all other applicable requirements of the Non-Coastal Zoning Ordinance, Boarding Houses and Bed-And-Breakfast Inns must be developed and operated in accordance with the following requirements:

Sec. 8107-43.1 – Protection of Sensitive Biological Habitats. Boarding Houses and Bed and Breakfast Inns are allowed in areas zoned Open Space (O-S) only if the property is in agricultural production.

Sec 8107-43.2 – Owner and Operator. In areas zoned Open Space (O-S) or Agricultural Exclusive (A-E), Boarding Houses and Bed and Breakfast Inns must be operated by the same person or family who owns the property on which the Boarding House or Bed and Breakfast Inn, or both, are located.

Sec. 8107-43.3 – Number of Bedrooms. In areas zoned Rural Agriculture (R-A) or Rural Exclusive (R-E), for lots over one acre, the number of allowed bedrooms is determined by the permit required, with a maximum of 10 bedrooms in total.

Article 10, Sec. 8110-5.1 – Sign Standards is hereby amended to add Regulatory Note (o), to the standards for "Open Space, Agricultural, and R-Zones, as shown below.

Sec. 8110-5.1 - Sign Standards

OPEN SPACE, AGRICULTURAL AND R-ZONES				
Sign Type	On-Site			Off-Site
	Attached	Freestanding		Freestanding
	Identification/Noncommercial Messages (l)	Real Estate (a)	Tract (b, k)	
Maximum number per lot	1	1	1	1
Permitted area (square feet)	Lesser of 20 or $\frac{F^*}{20}$ (o)	Lesser of 25 or $\frac{F^*}{10}$ (square feet)	12(c)	72
Maximum Height (feet)	Not above wall to which it is attached	5	10	10
Maximum Length (feet)	(d)	10	16	16

Regulatory Notes:

(o) Principal Structures Related to Agriculture, Except Shade/Mist Structures, over 20,000 square feet in size, may have one square foot of sign area per two linear feet of wall length, regardless of the number of signs. The Planning Director may approve additional sign area, to a maximum total of 120 square feet per qualified building, as part of a complete Sign Program for the site. Such Sign Program may be approved as a modification to an existing permit, such as a Conditional Use Permit or Planned Development Permit. If no such permit exists for the site, the applicant shall submit the Sign Program as part of a Planned Development Permit.