

### **Sec. 8175-3.14 - Recycling Areas**

All commercial, industrial, institutional, or residential *buildings* having five or more *dwelling units*, shall provide availability for, and *access* to, recycling storage areas in accordance with the County of Ventura's most recently adopted Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines in effect at the time of the *development* approval. (ADD.ORD.4055-2/1/94, AM.ORD. 4451-12/11/12)

## **Sec. 8175-4 - Exceptions To Lot, Setback and Height Requirements**

### **Sec. 8175-4.1 - Accessory Structures in Setback Areas**

Detached accessory structures that are not used for human habitation may be constructed to within three feet of interior and rear lot lines, provided that:

- a. In no case shall any such structure exceed 15 feet in height.
- b. In no case shall any such structure(s) occupy more than 40 percent of the rear setback area.
- c. Setback areas adjacent to the street shall be maintained.
- d. On through lots, said structures may be located no closer than ten feet (six feet in the RBH Zone) to the rear lot line, except as specified otherwise in Section 8175-4.15.

(AM.ORD.4451-12/11/12)

### **Sec. 8175-4.2 - Architectural Features**

Eaves, cornices, canopies, belt courses, sills, buttresses or other similar architectural features may project into required *setback* areas provided that such extensions do not extend more than two feet into any required *setback* area, and are not closer than two feet to any side or rear property line. When more than one *building* is located on the same *lot*, such features shall not be closer than two feet to a line midway between the exterior walls of such *buildings*.

Bay windows, regardless of whether or not they create additional floor area, are not considered architectural features and may not project into required *setback* areas. (AM.ORD.4451-12/11/12)

### **Sec. 8175-4.3 - Balconies, Fire Escapes and Stairways**

Open, unenclosed stairways or balconies not covered by roofs or canopies may extend into required *rear setbacks* not more than four feet (three feet in the RBH zone) and into required *front setbacks* not more than two and one-half feet (four feet in the RBH zone). (AM.ORD.4451-12/11/12)

### **Sec. 8175-4.4 - Porches and Decks**

Uncovered porches and decks constructed at or below the level of the first floor of the *building* may extend into required *front setbacks* not more than six feet, and into *rear* and *side setbacks* no closer than three feet to the property line. On *through lots*, such porches and decks may be constructed no closer than three feet to the rear property line in the RB and RBH zones, and no closer than ten feet in other zones. An open-work railing not more than three feet in *height* may be installed or constructed on such porch or deck without affecting this provision. In no case shall required parking, or *access* thereto, be obstructed in any way. (AM.ORD.4451-12/11/12)

#### **Sec. 8175-4.5 - Chimneys and Fireplaces**

Masonry chimneys and fireplaces may project into required *setback* areas not more than two feet provided that such chimneys or fireplaces shall not be closer than three feet to any side property line of the *lot* or *parcel*. Where more than one *building* is located on the same *lot*, such chimneys or fireplaces shall not be closer than three feet to a line midway between the exterior walls of such *buildings*. (AM.ORD.4451-12/11/12)

#### **Sec. 8175-4.6 - Heating and Cooling Equipment**

Accessory heating and cooling equipment and necessary appurtenances may be located to within three feet of any side or *rear lot line*.

#### **Sec. 8175-4.7 - Depressed Ramps**

Open-work *fences*, hedges, guard railings or other landscaping or architectural devices for safety protection around depressed ramps may be located in required *setback* areas, provided that such devices are not more than three and one-half feet in *height*. (AM.ORD.4451-12/11/12)

#### **Sec. 8175-4.8 - Roof Structures**

- a. Except as provided in Section 8175-4.8(b) below, *roof structures* may be erected above the *height* limits prescribed in this Chapter, provided that no additional floor space is thereby created.
- b. In the RB and RBH zones, the finished *height* of *roof structures* shall not exceed 28 feet except for:
  1. TV antennas, chimneys, flagpoles, weather vanes or similar *structures*, and *structures* or walls as required by the County for fire protection; and
  2. Open-rail or transparent safety railings on *principal structures* with flat roofs. These railings may be increased to a finished *height* of no more than 28'6" to comply with California Building Code regulations.

(AM.ORD.3788-8/26/86, AM.ORD. 4451-12/11/12)

#### **Sec. 8175-4.9 – Non-Commercial Antennas**

Ground-mounted, *non-commercial antennas* that are limited to private, non-commercial *uses* and accessory to a *dwelling* may be erected above the height limits for *structures*, to a maximum height of 75 feet from the existing *grade*, and may be supported by guy wires or similar mechanisms. See Section 8175-5.1(i) for standards. (AM.ORD.4498-07/01/17)

#### **Sec. 8175-4.10 – Wireless Communication Facilities**

*Wireless communication facilities* may be erected above the height limits for *structures*, provided that the facility does not exceed the maximum height limits prescribed in Section 8175-5.20.3(g). (AM.ORD.4498-07/01/17)

#### **Sec. 8175-4.11 - Water Well Sites**

A water well site or sites, each no more than 1200 square feet, may be created on a lot for the sole purpose of transferring, by lease or sale, possession of the well and so much of the land around the well as may be necessary for use of water from the well for agricultural purposes only.

#### **Sec. 8175-4.12 - Park and Recreational Facilities**

Any lot area reductions granted to subdividers before the effective date of this Chapter under the Community Park and Recreation Facilities provisions of the previous Zoning Ordinance and recorded with the final map shall remain in effect.

### **Sec. 8175-4.13 - Fire Stations**

There shall be no minimum area in any zone during the period of time the lot is held by a public entity for present or future use as a fire station or is dedicated to a public entity for such use. Any lot in such zones or any subzones thereof that:

- a. was created by a conveyance of a portion of a larger lot to a public entity for present or future use as a fire station, or was created by a subdivision map that dedicated the lot to a public entity for such use; and
- b. would have been nonconforming at the time of such creation if it had not been conveyed or dedicated to a public entity; and
- c. does not conform to minimum area requirements applicable to other lots in the same zone or subzone that have not been conveyed or dedicated to a public entity, may not be used for any purpose other than a fire station site by the public entity or its successors in interest.

### **Sec. 8175-4.14 - Temporary Dwellings During Construction**

A mobilehome or recreational vehicle that is used as a temporary *dwelling* during construction shall be set back at least five feet from the property line of the lot on which it is placed.

### **Sec. 8175-4.15 - Setbacks on Through Lots**

Front and rear setbacks on through lots shall be determined as follows: The Planning Division, in consultation with the applicant, shall designate one street frontage as the front of the lot and the other as the rear. The entrance to any covered parking (garage or carport) shall be set back a distance at least equal to the minimum front setback, except that if a *dwelling* is constructed with a curved or "swing" driveway leading to the covered parking, with the entrance to such parking facing the side property line, the garage or carport may be located a minimum of ten feet (six feet in the RBH zone) from the rear property line.

### **Sec. 8175-4.16 - Swimming Pools and Spas**

Swimming pools, spas, hot tubs and similar *structures* may be constructed to within three feet of rear and interior side lot lines, provided that they do not intrude into any front or street-side setback. On through lots, such construction is subject to the setback regulations given for *structures* in Section 8175-4.1d.

## **Sec. 8175-5 – Standards and Conditions For Uses**

The following standards and conditions shall apply to all *uses* stated herein:

### **Sec. 8175-5.1 - Standards Relating to Dwellings**

The following standards and conditions shall apply to all *dwellings* hereafter constructed, and to the indicated *accessory uses* and *structures*:

- a. Legal Lot Requirement - See Section 8171-4.4. (AM.ORD.4055-2/1/94)
- b. Sewage Disposal - Sewage disposal shall be provided by means of a system approved by the Environmental Health Division and the Division of Building and Safety.
- c. Fire Protection - *Dwellings* shall meet all fire protection requirements of the Ventura County Fire Protection District, including all requirements for construction within the *High Fire Hazard Area* as set forth in the Ventura County Building Code.
- d. Mobilehomes Used as Dwelling Units - *Mobilehomes* may be used as *single-family dwellings* if the *mobilehome* was constructed on or after June 15, 1976. *Mobilehomes* used as *accessory dwelling units* are also subject to this date