

- (1) Foundation System - Mobilehomes that are used as single-family residences, second dwellings, or caretaker, farm worker, or animal caretaker dwellings shall be installed on a foundation system in compliance with Section 1333 of Title 25 of the California Administrative Code. Mobilehomes renewed under a Continuation Permit shall be in compliance with the applicable provisions of Article 7 (commencing with section 1320) of Chapter 2 of Division 1 of Title 25 of the California Administrative Code.
- (2) Exterior Siding - Exterior siding of a mobilehome used as a single-family dwelling shall extend to the ground level, or to the top of the deck or structural platform where the dwelling is supported on an exposed pile foundation complying with the requirements of the Uniform Building Code, or to the top of a perimeter foundation. For mobilehomes used as caretaker, farm worker, or animal caretaker dwellings, mobilehome skirting shall completely enclose the mobilehome, including the tongue, with a color and material compatible with the mobilehome.

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

- e. Mobilehome or Recreational Vehicle as Temporary Dwelling During Construction - A mobilehome or recreational vehicle may be used by the owner(s) of a lot as a temporary dwelling unit for 12 months during construction of a residence for which a building permit is in full force and effect on the same site. The Planning Director may grant one additional 12-month period and a time extension if substantial progress toward construction of the principal residence is being made. Said mobilehome or recreational vehicle shall be connected to the permanent water supply and sewage disposal system approved by the Ventura County Environmental Health Division for the structure under construction. Within 45 days after a clearance for occupancy is issued by the Ventura County Division of Building and Safety, any such recreational vehicle shall be disconnected from such systems and cease being used as a dwelling, and any such mobilehome shall be removed from the site. A temporary mobilehome or recreational vehicle may be accessory to construction on adjacent lots under the same ownership as the lot on which the mobilehome or recreational vehicle is installed.
- f. Home Occupations - On property containing a dwelling, no commercial activity shall be construed as a valid accessory use to the dwelling unless the activity falls within the definition and regulations of a home occupation. Home occupations are permitted in accordance with the following standards:
  - (1) No merchandise, produce or other materials or equipment may be displayed for advertising purposes. Advertising in a telephone book, newspaper, etc., or on a vehicle, shall not divulge the dwelling's location.
  - (2) The use shall be carried on only by residents of the dwelling.
  - (3) No signs naming or advertising the home occupation are permitted on or off the premises.
  - (4) The use shall not generate additional pedestrian or vehicular traffic beyond that considered normal to the neighborhood. Deliveries to the dwelling shall not be excessive and shall not disrupt traffic patterns in the vicinity.
  - (5) Home occupations shall not occupy space required for other purposes (off-street parking, interior setbacks, etc.).

- (6) For each dwelling unit, there shall be no more than one commercial vehicle parked on the property related to the home occupation. A vehicle with external lettering or other script pertaining to the home occupation is considered to be a commercial vehicle.
- (7) The existence of a home occupation shall not be evident beyond the boundaries of the property on which it is conducted. There shall be no internal or external alterations not customarily found in residences.
- (8) The use of electrical or mechanical equipment that would create visible or audible interference in radio or television receivers is prohibited.

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

- g. Second Dwelling Units - A second dwelling unit with complete, independent living facilities may be created on lots that contain an existing single-family detached residence and no other dwellings, other than an authorized farm worker or animal caretaker dwelling, subject to Sec. 8174-5 and the following:
- (1) Second dwelling units are allowed only on lots that conform to the minimum lot area standard for the zone.
  - (2) The gross floor area of the second dwelling unit shall not exceed 700 square feet. A second dwelling unit over 700 feet may be approved if the existing single-family dwelling on the property does not exceed 700 square feet in gross floor area and does not exceed the height limit for accessory structures in the zone. In such cases, the larger dwelling shall be considered the principal dwelling with regard to height and setback standards, and the smaller dwelling shall be considered the second dwelling with regard to future expansions. In all cases, total off-street parking requirements for the dwellings must be met.
  - (3) The unit shall comply with the parking requirements for second dwellings.
  - (4) The unit may be attached to or detached from the existing single family residence.
  - (5) The unit shall meet zoning provisions and permit requirements, as well as County Building and Fire Code requirements, and other public service requirements that apply to single-family dwellings. Where sewage or water service is to be provided through a public or private utility, availability letters from the responsible sanitation district and will-serve letters from the responsible water agency shall be required.
  - (6) A second dwelling unit will not be allowed in areas where adequate water supply, water quality and sewage disposal cannot be demonstrated.
  - (7) No more than one second dwelling unit is allowed on each lot.
  - (8) No other accessory structure shall be combined with a detached second dwelling unit, except that a second dwelling unit may be attached to a garage or carport. If a second dwelling unit is attached to a garage, the common wall between the garage and the second dwelling unit may not be longer than is necessary to accommodate a standard parking space; the garage area abutting this common wall may be used only for vehicle parking or accessory storage of household items. A second dwelling unit may be attached to a garage or carport that is itself attached to another accessory use such as a recreation room or workshop, provided that there is no common wall between the second dwelling and the other accessory use.