

ORDINANCE NO. 1178

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO, CALIFORNIA, AMENDING AND RESTATING CAMARILLO MUNICIPAL CODE CHAPTER 19.12 R-E (RURAL EXCLUSIVE RESIDENTIAL) ZONE

The City Council of the City of Camarillo ordains as follows:

SECTION 1. General Findings. The City Council finds as follows:

A. The City of Camarillo's General Plan characterizes the R-E (Rural Exclusive) Zone as a "large lot residential zone with lots varying in size from 10,000 square feet to 1 acre or larger in size...."

B. Camarillo Municipal Code (CMC) Chapter 19.12 currently addresses the R-E Zone but does not clearly identify the R-E Zone as a primarily residential zone that is generally associated with agricultural, public, or semi-public uses.

C. The purpose of this ordinance is to better identify how the R-E Zone, as set forth in CMC Chapter 19.12, is primarily a residential zone, by renaming the title and providing other minor, non-substantive, and clarifying text amendments.

D. On March 16, 2021, the Planning Commission conducted a duly noticed public hearing to consider the proposed amendments to CMC Chapter 19.12 and voted to recommend to the City Council that they adopt the proposed ordinance.

E. On April 14, 2021, the City Council conducted a duly noticed public hearing to consider the ordinance and the proposed amendments to CMC Chapter 19.12.

F. After reviewing the evidence presented, the City Council finds that the proposed ordinance is consistent with the City's General Plan.

SECTION 2. Environmental Review. The City Council exercises its independent judgment and finds that the enactment of this ordinance is exempt from the California Environmental Quality Act ("CEQA") under the State CEQA Guidelines (Chapter 3 of Title 14 of the California Code of Regulations beginning at Section 15000), specifically: Section 15060(c)(2), because the proposed ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment; Section 15061(b)(3), because the ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and Section 15378(b)(2), because this ordinance consists of administrative activities involving non-substantive, textual clarifications that restate existing law. Therefore, the adoption of this ordinance is exempt from CEQA.

SECTION 3. Amendment and Restatement of Chapter 19.12. Chapter 19.12 of the CMC is amended and restated as set forth in Exhibit A.

SECTION 4. Conforming Amendments. The CMC is amended as follows:

A. CMC Section 13.14.040 is amended as follows:

“In a parkway which abuts a lot classified in Zone A-E, R-E, R-1, RPD, MHPD or O-S, as such zones are defined in Title 19 of this code; this subdivision does not prohibit the location of newsracks in such a parkway if such parkway is located adjacent to a building, other than an elementary, junior high or high school, which is open to and used by members of the public; nor”

B. The reference to “Rural Exclusive Zone” as set forth in CMC Section 19.06.010.A is amended to read as follows: “Rural Exclusive Residential Zone”.

C. The reference to “1. R-E Rural Exclusive Zone” as set forth in CMC Section 19.06.030.A is amended as follows: “1. R-E Rural Exclusive Residential Zone”.

D. CMC Section 19.56.040.A is amended as follows:

“A. ADUs are permitted on legal lots with an existing single-family residence or in conjunction with a proposed single-family residence in the city's residential zones: A-E (Agricultural Exclusive), R-E (Rural Exclusive Residential), R-1 (Single Family), RPD (Residential Planned Development), and MHPD (Mobile Home Park Development).”

E. CMC Section 19.63.020.B.2 is amended as follows:

“2. Residential Zones — R-E (Rural Exclusive Residential), R-1 (Single-Family Residential), RPD (Residential Planned Development), and MHPD (Mobile Home Park Development):

- a. Outdoor concerts in public parks.
- b. Community fairs.
- c. Trade fairs/job fairs.
- d. Youth, nonprofit, or charitable organization, projects, or events.
- e. Similar special events to items a. thru d. listed in this subsection, which the director determines to be compatible with the purposes of this chapter and with the applicable zone and surrounding land uses.
- f. Temporary film production.
- g. Certified farmers markets.”

F. CMC Section 19.76.040.A.2 is amended as follows:


“Camouflaged wireless communication facilities that meet the requirements of this chapter are permitted in the Open Space (OS), Rural Exclusive Residential (R-E) and Single Family Residential (R-1) zones subject to the approval of a conditional use permit under Chapter 19.62 of this code.”

SECTION 5. Zoning Map Update. The Director of Community Development is directed to update the official zoning map references from R-E (Rural Exclusive) to R-E (Rural Exclusive Residential).

SECTION 6. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. Publication. The City Clerk is directed to certify the adoption of this ordinance and cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED April 28, 2021.



Mayor

Attested to on 4/28/21.



City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1178 was introduced by the City Council at a meeting held April 14, 2021, and subsequently passed and adopted by the City Council at a regular meeting held April 28, 2021 by the following vote:

YES: Councilmembers: Kildee, Mulchay, Santangelo, Trembley, Mayor Craven
NO: Councilmembers: None
ABSENT: Councilmembers: None



City Clerk

EXHIBIT A

Chapter 19.12 - R-E RURAL EXCLUSIVE RESIDENTIAL ZONE

19.12.010 - Intent and purpose.

The R-E (rural exclusive residential) zone is a large lot residential zone, intended to promote and preserve large lot subdivisions which are capable of producing and supporting certain ancillary agricultural uses and the keeping of certain domestic animals for personal purposes. The development standards are intended to ensure orderly development and compatibility between the uses permitted in this zone.

19.12.020 - Uses permitted.

In the R-E zone, the following uses only are permitted:

- A. Agricultural uses. Land within the R-E zone may be used for the growing of agricultural crops and uses ancillary thereto but no poultry or animals may be raised or kept on the lot or parcel except as otherwise permitted by this title and in accordance with the standards set forth herein;
- B. One-family dwelling of a permanent character placed in a permanent location;
- C. [Reserved];
- D. Day care, small family and large family;
- E. Elementary, junior high and high schools offering a full curriculum as required by state law but excluding boarding schools with private colleges being permitted under a conditional use permit;
- F. Farm animals and fowl subject to the limitations of conditions set forth in Section 19.12.170;
- G. Boarding and care of horses including accommodations and living quarters for groom and caretakers located within the same building when the parcel of land comprises ten acres or more;
- H. Fire stations, public buildings and other facilities of federal, state, county and city agencies, excluding detention facilities;
- I. Horticultural and floricultural of all types including nurseries, hothouses, greenhouses, orchards, flower and vegetable gardens, and accessory structures necessary for such use (excluding retail sales);
- J. Movie sets or locations which may contain structures of a temporary nature to be used for photographic purposes in connection with the production of motion pictures and television programs; provided, however, such sets or locations may not be used as a permanent studio or for other similar types of uses;
- K. Petroleum products storage required for agricultural uses on the premises; storage not to exceed one thousand gallons of petroleum products to be stored in a manner approved by the fire department and the community development department;
- L. Pigeons and small birds provided that:
 - 1. Such birds consist of pigeons, ornamental or song birds, three months of age or older but not including birds kept for commercial purposes or poultry;

2. The total number of pigeons may not exceed five pigeons for each one thousand square feet of lot area or ten ornamental or song birds for each one thousand square feet of area;
 3. Accessory buildings or structures incidental to such permitted uses may not be located closer than ten feet from any property line nor twenty-five feet from any residential dwelling used for human habitation other than the residence on the same lot;
 4. Such pigeons and birds must be kept and maintained in a clean and sanitary condition at all times and may not cause or tend to cause detrimental or injurious conditions to the public health, safety, or general welfare of any human being or animals;
- M. Public parks, playgrounds and athletic fields;
- N. Temporary subdivision office; temporary subdivision office for the limited purpose of conducting sale of lots in the subdivision tract. Such use will be subject to approval by the director and any conditions deemed necessary to insure compatibility with the area in which it is proposed to be placed;
- O. Temporary storage in any building project during construction and sixty days thereafter property in such project may be used for storage of materials, excluding batch plants, used in the construction of the individual buildings in the project and for the contractor's temporary office;
- P. Accessory buildings and structures auxiliary to the principal permitted uses;
- Q. Special events as set forth in Chapter 19.63;
- R. Home occupations as set forth in Chapter 19.65;
- S. Accessory dwelling units in accordance with Section 19.12.145;
- T. Cottage food operations as set forth in Chapter 19.74.

19.12.030 - Uses requiring conditional use permits.

The following uses may be permitted in the R-E zone if a conditional use permit is obtained in the manner provided in this section and such use conforms to every term and condition of the permit. A permit for any of these uses may be granted by the planning commission if the applicant produces sufficient evidence that the use will not be injurious nor detrimental to the public health, safety or welfare or to the property in the vicinity of the property on which the use will be situated or that said effects can be modified to insure compatibility through conditions of approval:

- A. Animals, fowl not otherwise permitted in this zone excluding livestock feeding pens;
- B. Boardinghouses and rest homes;
- C. Cemeteries, crematoriums and mausoleums;
- D. Churches;
- E. Commercial stables and riding academies;
- F. Community and publicly owned recreational centers, clubhouses and similarly used buildings and structures open to the public;
- G. Day care facilities for more children than allowed;

- H. [Reserved.]
- I. Animals allowed by this chapter in excess of the number authorized by this chapter; and/or reduction of minimum setback and area requirements for animals authorized by this chapter. However, nothing in this chapter authorizes the keeping of animals for commercial purposes;
- J. Golf courses, tennis clubs, swim clubs, including clubhouse and accessory restaurant, pro shop, either publicly or privately owned but not including miniature golf courses;
- K. Public utility buildings and structures;
- L. Schools, colleges and boarding schools and similar establishments for education and training facilities and housing for the accommodating of faculty, students, trainees and other persons associated with such establishments when located on the same parcel or continuous parcels of land upon which a school or establishment is located;
- M. Natural resources, development of, including necessary structures and appurtenances. Development of water resources is limited to the following:
 - 1. The drilling and operation of water wells on lots which are principally used for agriculture and are forty acres or larger. The water produced may be used only for the lot on which the well is located.
 - 2. The drilling and operation of water wells and distribution of water therefrom by any mutual water company to the persons and properties which it serves;
- N. Mobilehome parks and mobilehome subdivisions, in accordance with Chapter 19.18 and state law;
- O. Temporary agricultural stands in accordance with Chapter 19.62;
- P. Parking lots, as accessory uses, within one hundred fifty feet of the building, lot, parcel or site they are intended to serve. Publicly owned parking lots are excluded from the conditional use requirement;
- R. Roof-mounted satellite dish antennas greater than one meter and roof-mounted satellite dish antennas which project above the ridgeline of the roof and ground-mounted satellite dish antennas greater than one meter in size located in the required side yard or at heights greater than fifteen feet;
- S. Buildings containing a height greater than thirty-five feet with a maximum height of seventy-five feet. This provision does not apply to single-family residences;
- T. Guest bungalows in conjunction with a private golf course for the use of guests of members of the country club;
- U. Restaurant within a publicly owned building.
- V. Agricultural plant nurseries, retail in the RE-40 AC Zone, in accordance with the criteria in Chapter 19.62.
- W. Agricultural wineries in the RE-40 AC Zone, in accordance with the criteria in Chapter 19.62.
- X. Bed and breakfast inns in the RE-40 AC Zone, in accordance with the criteria in Chapter 19.62.

19.12.035 - Plan review.

- A. No building permit or other entitlement may be issued for the construction of any building or structure, or the commencement of any new use, or the reconstruction or modification of any building, structure or use on any lot in the R-E zone, unless and until a plan has been reviewed and approved as provided in this chapter to ensure conformance with the provisions and purpose of this chapter.
- B. The director may approve such plans as permitted under Section 19.67.020.

19.12.040 - Property development and performance standards.

The development standards set forth in Sections 19.12.050 through 19.12.160 applies to all developments within the R-E zone and no building or structure may be erected which does not provide these standards.

19.12.050 - Lot area and parcel dimensions.

- A. The minimum lot area for the R-E zone must be ten thousand square feet unless a greater area is designated by the subzone suffix.
- B. The subzone suffix for the R-E zone may designate any lot area between ten thousand square feet and any larger area. The subzone indicates the minimum lot area required and would be indicated by the number following the R-E zone symbol. Any R-E designation without a subzone suffix indicates the minimum lot area of ten thousand square feet.
- C. Change of Designation of Subzone.

The change of designation of subzones may only be altered or modified in accordance with the procedures set forth for zone changes.

19.12.060 - Lot dimensions.

Each lot in the R-E zone must contain a minimum lot area and lot dimension based upon the following table:

Suffix	Minimum Lot Area Requirements (in square feet)	Minimum Lot and Frontage Requirements (in feet)
R-E-10	10,000	80
R-E-13	13,000	90
R-E-20	20,000	100
R-E-30	30,000	125
R-E-1 Acre	43,500	150
R-E-2 Acres	87,120	150

R-E-3 Acres area equivalent to the number of areas and fraction thereof multiplied by 43.560. On a cul-de-sac or knuckle, the minimum frontage must be forty feet.

19.12.070 - Depth of lot.

Minimum depth of lots must be one hundred feet.

19.12.080 - Minimum yard requirements.

- A. Front yard must be a minimum of twenty feet from the existing or proposed right-of-way line, whichever is greater, and such yard must be landscaped and maintained.
- B. Side Yards.
 - 1. A one-story dwelling must provide a side yard equal to or exceeding the sum of:
 - a. Fifteen percent of the width of the lot if the lot is wider than seventy feet; or
 - b. Ten feet when the width of the lot is seventy feet or less.
 - 2. Two-story dwellings must provide a side yard equal to or greater than:
 - a. Ten feet on each side for dwellings up to twenty-five feet in height; or
 - b. Ten feet on each side plus one additional foot on each side for each foot over twenty-five feet in building height as measured to the highest building line.
 - 3. Corner lots must have a minimum side yard of fifteen feet on the street side.
- C. Rear yards must be a minimum of twenty feet in depth with a grade not to exceed three percent.

19.12.090 - Off-street parking.

Parking must be provided as set forth in the parking regulations (Chapter 19.44). All garages must be set back a minimum of twenty feet from a property line where vehicle access is provided.

19.12.100 - Fences and walls.

- A. A fence, wall or hedge, not to exceed six feet in height, may be located or maintained along the side or rear lot lines provided such fence, wall or hedge does not extend into a required front yard or into a side yard along the street side of a reverse corner lot where access to a key lot is adjacent to the rear property line of a reverse corner lot in which case such fence or wall must be limited to three feet in height.
- B. No fence, wall or hedge may exceed three feet in height in any corner cutback area described in this section.
- C. Notwithstanding the provisions of subsection A of this section, the director of planning and community development may approve an increase in the height of a wall or fence of up to eight feet on that side of any parcel in this zone adjoining a primary arterial or eight feet on that side of any parcel in this zone adjoining a secondary arterial; provided, that the director finds that the wall and the landscaping surrounding the wall will be:
 - 1. Compatible with surrounding land uses;
 - 2. Consistent with the city's general plan;
 - 3. In compliance with all city ordinances and policies; and
 - 4. Consistent with and not detrimental to the public health, safety or welfare.

The director may impose conditions on approval of the increased height in order to meet these criteria, or as otherwise necessary to assure compliance with the intent and purpose of this title.

19.12.110 - Building height.

Buildings must not exceed thirty-five feet in height with the exception of antennas or where permitted by conditional use permit.

19.12.120 - Utilities.

All utilities must be placed underground in accordance with provisions of the Camarillo Municipal Code.

19.12.130 - Signs.

Signs may be erected in the R-E zone in accordance with the sign ordinance codified in Title 17.

19.12.140 - Accessory buildings.

Accessory buildings may project into required yards to the extent and under the conditions and limitations set forth in this section and elsewhere in the Zoning Ordinance.

- A. Detached accessory buildings, including garages, must not occupy more than forty percent of the required rear yard provided that such building or buildings are not more than fifteen feet in height. Accessory buildings placed on the rear one-third of the lot, may not be used for human habitation, (e.g. unconditioned space). Such buildings may be built to within three feet of the interior lot line and the rear lot line and to within six feet from the main building, but on a corner lot the accessory building must comply with the side yard setback required on the street side.
- B. Covered Patios, Side Yard. A covered, unenclosed patio may project out from a house wall to within thirty inches of the interior side property line with the supporting poles also to within thirty inches of the side property line.
- C. Covered Patios, Rear Yard. A covered patio, attached or unattached, which is enclosed on not more than three sides may extend into the required rear yard provided the distance between the rear property line and the nearest point of the patio is not less than ten feet.
- D. A satellite dish antenna may extend into a rear yard; provided, that such antenna is not more than fifteen feet in height, and not less than three feet from the side or rear property line. A satellite dish antenna may also be eave-mounted on a pole attached to the eave to the rear of the residence and must not exceed fifteen feet in height. A satellite dish antenna less than one meter may also be eave mounted to the rear or side of a residence provided no part of such antenna may project above the ridgeline of the roof or be closer than three feet to any property line. In addition, a satellite dish antenna less than one meter in size may be roof-mounted, provided that no part of the dish may project above the ridgeline of the roof nor should any portion of the dish be less than three feet to any property line boundary. Roof-mounted satellite dish antennas which project above the ridgeline and ground mounted satellite dish antennas located in a side yard, or at heights greater than fifteen feet, may be permitted upon the granting of a conditional use permit. All satellite dish antennas must incorporate a flat black, grey, earth-tone or background color which blends with adjacent structures and land features, in addition to being of a corrosive resistant material. The

antenna must be erected in a secure, wind resistant manner, and must conform to applicable city building code regulations.

E. Antennas are subject to the following:

1. An antenna system, either free-standing or attached, may be erected only in the rear yard or outside the required setback of the interior side yards. No portion of an antenna system may extend into any area in front portion of the lot as defined by all area in front of the residence and all area which would be in front of the residence if the front of the residence were extended to each side lot line. No portion of any antenna system may extend over any property line. Guy wires may not be anchored within the area in front of the residence, extending the full width of the lot. Guy wires may be attached to a building on the property or fence on the side or rear property line.
2. A setback of at least twenty percent of the height of the antenna support structure, when fully extended if retractable, is required between the property lines and any portion of the support structure for ground mounted antennas.
3. Antennas must not exceed an overall height of seventy-five feet above grade when fully extended.
4. A ground-mounted antenna system must be surrounded by a secured barrier contiguous to the support structure or a fence around the yard area sufficient to prevent unauthorized persons from entering the yard area where the antenna support structure is located.

19.12.145 - Accessory dwelling units.

Accessory dwelling units are permitted subject to the procedures and regulations in Chapter 19.56 (Accessory Dwelling Units).

19.12.150 - Swimming pools.

- A. Swimming pool equipment pits must not be located closer than two feet to any property line nor within any public utility easement without the expressed consent of that utility company. Any access opening to the pit must not be closer than five feet to any property line.
- B. Private swimming pools must have its water perimeter not closer than five feet to any property or building line.

19.12.160 - Mechanical equipment.

Mechanical equipment consisting of ventilation, air conditioning equipment or servicing equipment for a swimming pool must not be placed in the side yard area or front yard area of a single-family residential zone.

19.12.170 - Animals.

The keeping of animals as permitted by this section must conform to the following conditions and limitations:

- A. Household pets and domestic animals for personal purpose subject to the following:

1. Not more than four dogs and four cats over the age of four months. Nothing in this chapter authorizes the breeding of dogs and cats for commercial purposes. For purposes of this section, more than one litter per year per household, will constitute commercial purposes;
 2. Pigeons and small birds: provided that the total number of pigeons must not exceed five for each one thousand five hundred square feet of lot area, or ten small birds for each one thousand five hundred square feet of lot area;
 3. Medium birds: provided that the total number must not exceed five for each one thousand five hundred square feet of lot area with a maximum of twenty per parcel;
 4. Large birds must not exceed four for each parcel. No peafowl are permitted;
 5. That the number of birds authorized in Section 19.12.170 (A)(2), (3) and (4) combined must not exceed the number authorized in Section 19.12.170(A)(2).
- B. Farm animals are permitted according to the following minimum animal unit area standards:
1. Small farm animals such as chickens, ducks, or rabbits, are permitted on lots ten thousand square feet or greater in size. Up to twenty four small animals are permitted per ten thousand square feet of lot area;
 2. Medium farm animals such as miniature potbellied pigs, goats, ponies, or sheep are permitted on lots twenty thousand square feet or greater in size. One medium farm animal is permitted per ten thousand square feet of lot area;
 3. Large farm animals such as horses, mules, llamas, bovine, swine or donkeys are permitted on lots twenty thousand square feet or greater in size. One large farm animal is permitted per twenty thousand square feet of lot area;
 4. Lots of twenty thousand square feet or more and less than two acres are permitted a combination of two animal units (small, medium, or large farm animals) for every twenty thousand square feet of lot area;
 5. Lot of two acres or more are permitted farm animals (small, medium and large farm animals) based on the area standards in subsection B1 through 3 of this section.
- C. Minimum Setback Standards. Farm animals must not be housed, stabled, lodged, kept, maintained, pastured or confined within one hundred feet of any window or door of any dwelling or other structure used for human habitation on neighboring properties.
- D. Youth Animal Project. A youth animal project may be allowed when a special event permit is obtained in accordance with the provisions of Chapter 19.63. In addition to the requirements contained in Chapter 19.63, the director of planning and community development must find as a condition of approval that the adjoining property owner(s) and the leader(s) of the recognized youth organization (e.g. 4-H, Future Farmers of America) do not object to the project

and that it will not be detrimental to the public health, safety or welfare. Duration of the youth animal project must not exceed six months and not more than one youth animal project per year per parcel. The director may impose conditions on the special event permit to assure compliance with the intent and purpose of Title 19 of the Camarillo Municipal Code.

- E. Maintenance Standards. All areas used for the keeping of animals must be kept in a clean and sanitary condition at all times and must not cause detrimental or injurious conditions to the public health, safety or general welfare of any human being or animal. Farm animals must not be kept within the required front yard of any lot.
- F. Keeping of Wild Birds. Wild birds may be allowed when a special event permit is obtained in accordance with the provision of Chapter 19.63. In addition to the requirements contained in Chapter 19.63, the director of planning and community development must find that all other local, state, and federal requirements have been met and that adjoining property owner(s) do not object to keeping the wild bird(s) and that it will not be detrimental to the public health, safety, or welfare. The director may impose conditions on the special event permit to assure compliance with the intent and purpose of Title 19 of the Camarillo Municipal Code.

19.12.180 - Plan review process.

The procedures set forth in Chapter 19.67 (Plan Review) will govern this process.