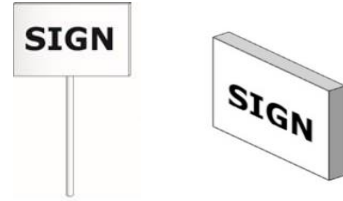


Sign, Freestanding - Any *sign* that is anchored directly to the ground or is supported from the ground and detached from any *building* or *structure*.



Sign, Incidental - An *on-site sign* providing non-advertising information about a location or business such as hours of operation, contact information, and whether or not the location or business is open or has vacancy.

Sign, Identification - An *on-site sign* that only indicates the name of the occupant, business and/or address.

Sign, Illuminated - A *sign* that is illuminated by a light source that is contained inside the sign.

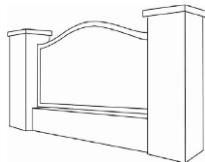
Sign, Interpretive - A *sign* that explains the meaning, origin, or purpose of an historical, natural, or cultural resource or site.

Sign, Legal Nonconforming - A *sign* that does not conform to the current applicable *development* standards of this Chapter but was lawfully in existence and in use prior to and at the time the provisions of this Chapter with which it does not conform became effective. (see Sec. 8175-5.13.11).

Sign, Light Emitting Diodes (LED) - An internally illuminated *sign* that utilizes light-emitting diodes, or similar technology, and colored lens assembled in single and tri-color matrixes instead of incandescent light bulbs, neon, or fluorescent tubes. Does not include electronic variable message *signs* that would allow for images that appear to move with video-like quality such as but not limited to electronic message boards and marquee *signs*.

Sign, Locational - A *sign* that informs the public about the location of noncommercial destinations such as coastal access points, trailheads, parks and *campgrounds*, government facilities and other points of interest, and that is maintained by a public *agency*.

Sign, Monument - A *freestanding sign* detached from a *building* sitting directly on the ground or near ground level and having a solid support *structure* as opposed to being supported by poles or similar support *structures*.



Sign, Mural - A painting or other work of art executed directly on a wall.

Sign Message/Content, Noncommercial - A *sign* or message which is not of a *commercial* nature. Such *signs* or messages typically relate to politics or public policy, civics, art, science, public service, social issues, religion, or spirituality.

Sign, Off-site - A *sign* that displays content related to property, goods, activities, or services not found on, or related to, the lot on which the *sign* is located.

Sign, On-site - A *sign* located on the same site as the occupant, business, trade or profession to which it relates.

Sign, Open House - A *temporary, off-site sign* providing direction to residential real property during the period it is on public display for sale or lease.

Sign, Permanent - A *sign* intended to be displayed and maintained for a period of more than 60 consecutive days.

Sign Permit - The written authorization issued by the Planning Division that allows the permit holder to place, erect, modify, alter, repaint or maintain a *sign*. *Sign permits* may be issued as *Zoning Clearances* or *Planned Development Permits* as provided herein.

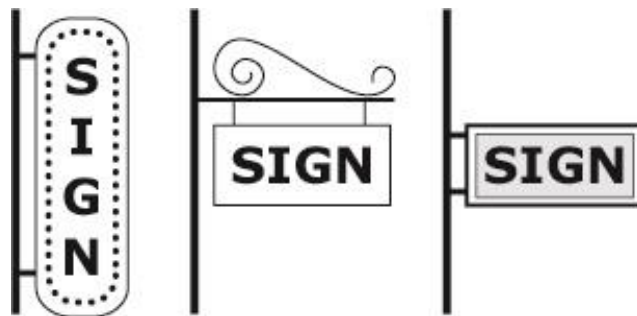
Sign, Political - A *temporary sign* with *noncommercial content* pertaining to an election for public office or to a ballot measure to be placed before voters in a federal, state, or local election.

Sign, Portable - A *temporary sign* that can be moved from one location to another. The term portable sign includes signs mounted on a trailer or other moveable object and towed by a motor vehicle. Such *signs* do not include a *sign* that is attached or magnetically affixed to the body or other integral part of the vehicle.



Sign Program - A plan that includes a range of *sign* types and styles that support the overall continuity of the design of the *signs* that will serve multiple *buildings* or tenants leasing space in a *building(s)* on one or more *parcels*.

Sign, Projecting - An *attached sign* that projects outward perpendicularly or at an angle from a wall or *building face*.



Sign, Promotional Temporary - A *temporary on-site sign* such as a banner, pennant, or inflatable object located, attached, or tethered to the ground, site, merchandise, or *structure*.

Sign, Real Estate - A *temporary, on-site sign* advertising the sale, rental or lease of the property on which it is maintained.



Sign, Residential Subdivision - A *temporary sign* advertising the sale of two or more lots located within the same subdivision.

Sign, Road - A *sign* that provides information to control the flow of traffic, warns of hazards ahead, future destinations, or roadway services, and that is maintained by the State Department of Transportation or local *agency*.

Sign, Roof - Any *sign* erected upon, against or directly above a roof or on top of or above the parapet of a *building*.



Sign, Symbol - A *permanent on-site sign* with a graphic representation of goods or services sold or rendered on the premises, or a traditional emblem associated with a trade, and that contains no written content, pictures or symbols such as business logos or trademarks.

Sign, Temporary - A *sign* displayed for a limited period of time not exceeding 60 consecutive days or such other duration as specified for a particular *sign* in this Chapter.

Sign, Wall - A *sign attached* to or erected against the wall of a *building* or *structure* with the exposed face of the *sign* parallel to the plane of such wall.

Sign, Window - A *sign attached* to, suspended behind, placed or painted upon the window or glass door of a *building* and is intended for viewing from the exterior of such *building*. Does not include merchandise offered for sale onsite, when on display in a window.

Site of Merit - Sites of historical, cultural, architectural or aesthetic merit which have not been officially otherwise designated and have been surveyed according to Federal standards and assigned a National Register Status Code of 1 through 5.

Sky glow - The brightness of the night sky caused by artificial lights used for *development*, which is most often noticed as a glowing dome over cities.



Example of sky glow

Slope - The relationship between the change in elevation (rise) of land and the horizontal distance (run) over which that change in elevation occurs, measured along a straight line. The percent of any given *slope* is determined by dividing the rise by the run on the natural *slope*, and multiplying by 100.

Slope/Density Formula - An engineering formula based on the *average slope* of an existing *lot* that is used to determine the minimum *lot area* of all proposed *lots* of a *land division* in the COS zone, and in the CA zone when not *prime agricultural land*. (ADD.ORD. 4451-12/11/12)

Soils Report - A report prepared by a geotechnical engineer or soils engineer licensed by the State of California for one or more of the following purposes: identifying the nature and distribution of existing soils; stating conclusions and recommendations for grading procedures; stating soil design criteria for *structures*, embankments or landscaping; and, where necessary, setting forth slope stability studies.

Sound Measurements, dB and dBA - Measured in decibels, these units on the logarithmic scale are based on the ratio between the actual measured sound pressure and the reference sound pressure. The *dBA* measurement for sound is adjusted to represent the way the human hearing system responds to sound/noise. (ADD.ORD.4586-10/19/21)

Sound Measurements, Leg(h) and L(max) – Measurements for sounds that vary over time. Leg(h) is the energy equivalent level of sound within a given time period. Lmax is the maximum sound level measured within a given time period. (ADD.ORD.4586-10/19/21)

Special Landscape Area – An area of the project site designated principally for one of the following purposes: (a) the production of food crops such as vegetable gardens or orchards; (b) irrigation with recycled water (i.e. *water features*); and (c) use for active recreation such as golf courses, sports fields, school yards, picnic grounds, or other areas where *turf* provides a playing surface or serves other high-use recreational purposes.

Special Status Species – A term used in the scientific community for species that are considered sufficiently rare that they require special consideration and/or protection. Groups categorized as *special status species* are recognized by federal, state and local *natural resource agencies* as threatened, endangered, rare, candidate species/species of special concern, California fully protected species, or are species listed as of “greatest conservation concern” due to the decline of the species. See Section 8178-2.4 for specific ranks and groups classified as *special status species*. (ADD.ORD.4586-10/19/21)

Stable, Private - An *accessory building* or *structure* used for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

Stepping Stones – Isolated patches of suitable *habitat* used by a species, often only for temporary occupancy, to facilitate movement through the larger landscape. (ADD.ORD.4586-10/19/21)

Stopover/Staging Sites - A stopover area is a site used by birds to rest and feed during migration, while a staging area is a site that contains abundant, predictable food resources that attract large numbers of birds. (ADD.ORD.4586-10/19/21)

Store - An enclosed *building* housing an establishment offering a specified line of goods or services for retail sale.

Stormwater Management Landscaping - Landscape features that make use of vegetation, land forms, soil, or filtering media to provide retention, treatment, *evapotranspiration*, or infiltration of stormwater. Examples include *bioretention* areas, *rain gardens*, *vegetated drainage swales*, *vegetated buffer zones*, *landscape strip planters*, tree box filters, infiltration trenches, and dry swales. (AM.ORD.4586-10/19/21)

Stream - A topographic feature that conveys water over the land perennially, intermittently, or ephemerally through a bed or channel with banks. This term also applies to watercourses having a surface or subsurface flow that support or have supported *riparian* or *alluvial* vegetation. Referred to as “creek”, “*drainage*” or “*watercourse*”. (AM/ORD.4451-12/11/12, AM.ORD.4586-10/19/21)

Structural Alterations - Any change in roof lines or exterior walls, or in the supporting members of a *building* such as foundations, bearing walls, columns, beams, girders, floor joists, roof joists, or rafters. This includes any physical change that could affect the integrity of a wall, including partial or total removal, moving a wall to another location or expanding the wall in terms of *height* or length. Minor actions such as adding a doorway, walkway, passage or window, or attaching architectural features or adornments, are not considered to be *structural alterations*. (AM.ORD.4451-12/11/12)

Structure - Anything constructed or erected on the ground, or that requires location on the ground, or is attached to something having a location on or in the ground. (AM.ORD.4451-12/11/12)

Subsurface Irrigation – An irrigation system that uses perforated underground pipe to provide water to the plants’ root zones.

Definitions - T-V

Tandem Parking - The placement of parking spaces one behind the other, so that the space nearest the driveway or street access serves as the only means of access to the other space.

Third-Party Provider – A natural resource agency, County-approved conservation organization or specialized business that is contracted to implement compensatory mitigation. (ADD.ORD.4586-10/19/21)

Through Lot - See "Lot, Through."

Tidelands - All lands that are located between the lines of mean high tide and mean low tide. (ADD.ORD. 4451-12/11/12)

Tide Pool – Rocky pools of water on the shoreline that are subject to the ebb and flow of ocean tides and which may exist as isolated pools at low tide or when the ocean recedes. (ADD.ORD.4586-10/19/21)

Topotypic – A specimen from the locality at which the type was first collected.

Townhouse Development - A subdivision consisting of attached *dwelling units* in conjunction with a separate *lot* or *lots* of common ownership, wherein each *dwelling unit* has at least one vertical wall extending from ground to roof dividing it from adjoining units, and each unit is separately owned, with the owner of such unit having title to the land on which it sits.

Trash Enclosure - An area where trash or recyclable material containers or any other type of waste or refuse containers are stored and which may include *fences* or walls to secure the area.

Tree – A perennial palm or plant that includes at least one well-defined stem or trunk that may, at maturity, be kept clear of leaves and branches at least six feet above *grade*.

Tree, Alter - To *prune*, cut, trim, poison, over-water, trench within a tree’s roots, or otherwise transform or damage a *tree*.

Tree Canopy – The horizontal projection of a *tree’s* limbs, branches, twigs, leaves and buds.

Tree, Certified Arborist – An individual who specializes in the care and maintenance of *trees* and is *certified* by the International Society of Arboriculture.

Tree, Diameter Measurements – The *diameter* of a *tree* trunk measured in inches at a height of 4.5 feet above the ground while standing on level ground or from the uphill side of a *tree*. If a *tree* splits into *multiple trunks* below 4.5 feet, the trunk is measured at its most narrow point beneath the split. Where an elevated *root crown* is encountered which enlarges the trunk at four and one-half feet above *grade*, the trunk shall be measured above the *crown* swell where the normal trunk resumes. The *diameter* of limbs shall be measured just beyond the swell of the branch where the limb attaches to the main trunk or their supporting limbs.

Tree, Dripline - The area created by extending a vertical line from the outermost portion of the limb *canopy* to the ground.

Tree, Emergency – A natural occurrence, disaster, or disease that would jeopardize public health or safety due to a *hazardous tree*.

Tree, Encroachment – The direct or indirect invasion of the *tree protected zone* which may damage or transform any part of a *protected tree* or its *root system* including but not limited to such activities as: trenching; digging; placement of heavy equipment; paving; storing vehicles and other materials; irrigation and landscaping; grading; or placement of *structures*.

Tree, Fell - See *tree removal*.

Tree, Hazardous - A *tree* that has succumbed to disease or pests or a *tree* with one or more structural defects that predispose it to failure. To be defined as *hazardous*, the *tree* must be located in an area where personal injury or damage to private property (e.g. a *structure* such as a house, garage, *fence*, carport, or access leading to such areas) could occur if the *tree*, or a portion of the *tree*, fails.

Tree, Heritage - A non-native, non-*invasive* or non-*invasive watch list species* of *tree* or group/grove of *trees* that has unique value or is considered irreplaceable because of its rarity, distinctive features (e.g. size, form, shape color), or prominent location with a community or landscape. (AM.ORD.4586-10/19/21)

Tree, Historic - Any *tree* or group of *trees* identified by the County as having historic value to Ventura County, the State or the nation. The County may designate an historic tree as a landmark, or it may be identified on the Federal or California Historic Resources Inventory to be of historic or cultural significance, or otherwise identified as contributing to a site or *structure* of historical or cultural significance.

Tree, Invasive - Any *non-native tree* or group of *trees* that spread into an area where they displace native plants or *native trees* or bring about changes in species composition, community structure, or *ecosystem* function.

Tree, ISA Standards - *Pruning* standards promulgated by the International Society of Arboriculture.

Tree, Multiple Trunk - A *tree* which has two or more trunks forking below 4.5 feet above the uphill side of the *root crown*.

Tree, Native - Any *tree* indigenous to Ventura County not planted for commercial agriculture.

Tree, Non-Native - Any *tree* not indigenous to Ventura County.

Tree Permit - A ministerial *Zoning Clearance*, discretionary *Planned Development Permit*, or *Emergency Coastal Development Permit*, issued by the Planning Division authorizing the *alteration* or *removal* of a *protected tree*.

Tree, Protected - Any *tree* that meets the criteria set forth in Section 8178-7.3.

Tree, Protected Zone - The surface and subsurface area in which the loss, disturbance, or damage to any *roots* may adversely affect the *tree's* long-term health and structural stability. See Section 8178-7.4.3 to calculate *Tree, Protected Zone*.

Tree, Protected Zone Buffer - A distance measured from the edge of the *tree protected zone* which allows for future growth. See Section 8178-7.4.3.

Tree Protection, Planting, and Monitoring Plan - A plan required in the event that a protected tree is adversely impacted by proposed *development*. Examples of when a plan would be required, include but are not limited to: the relocation of a protected tree, the planting of replacement trees or the monitoring of a tree encroached upon by the *development*. (ADD.ORD.4586-10/19/21)

Tree, Pruning - *Removal* of all, or portions of, a *tree's* shoots, branches, limbs or *roots*.

Tree, Qualified Consultant - An individual who is a *certified arborist* or an individual who can demonstrate, to the satisfaction of the *Planning Director*, that he or she possesses the necessary *certifications*, experience, and skills to provide competent advice as required by the applicable provisions of this Chapter.

Tree, Qualified Service Company - A tree service company that has a *qualified tree consultant* on staff, holds a California C-61 Limited Specialty D-49 Tree Service License, and maintains current certificates of liability insurance.

Tree, Qualified Trimmer - A qualified tree trimmer shall have a minimum of three years of full-time, practical work experience managing the establishment and maintenance of *trees* and shall be licensed to conduct business in Ventura County.

Tree Removal - The destruction or displacement of a *tree* by cutting, bulldozing, or using a mechanical or chemical method to physically destroy or otherwise cause the death of the tree, including transporting the *tree* from its site without ensuring the health and survivability of the *tree*.

Tree, Root Crown - The area of a *tree* where the trunk(s) meet the *roots*, sometimes called the collar of the *tree*.

Tree, Root System - The non-leaf, non-nodes bearing part of the tree that typically lies below the surface of the soil. The *root system* is responsible for absorbing and storing water and nutrients and anchoring the *tree* to the ground.

Tree Row - A row of *trees* planted and presently used for the purpose of providing shelter from wind for commercial agriculture; also known as a windbreak or windrow.

Tree, Sapling - A young *tree* that is typically no more than three inches in diameter at existing *grade*.

Tree Seedling - A *tree* that is grown from seed and is less than three feet in height.

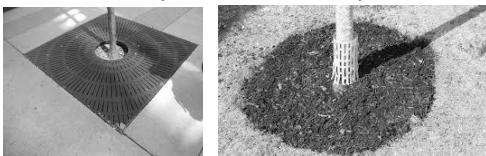
Tree, Street - A *tree* whose trunk (all or part) is located within the County road right-of-way. The *canopy* of a *street tree* may extend beyond the County road right-of-way.

Tree Survey - A report that describes the general condition and health of all onsite *protected tree(s)* and includes but is not limited to identifying tree species, location, trunk *diameter*, extent of *tree protected zone*, proposed *tree* maintenance and *alteration*, and any necessary *tree* protection measures for *trees* that are to remain.

Tree Topping - *Pruning* the top of a *tree*, also known as the *tree* crown, for the purpose of providing safe and reliable utility service.

Tree, Transplant - The moving of living *trees* from one place to another.

Tree Well - The area around the trunk of a tree that creates a visual boundary between a tree and landscaped area or improved surface.



Examples of Tree Wells

Tribal Cultural Resources - Sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe that are included in one of the following: (a) state register of historical resources or resources determined to be eligible for inclusion in the state register, (b) local register of historical resources, or (c) resources identified by the County (at its discretion) as a tribal cultural resource.

Turf - An area planted with grass.

T.V. Antenna – An *antenna* designed to receive only television broadcast signals. (AM.ORD.4498-07/01/17)

Unbroken, Glass/Glazed – The glass surface of a *fence* or *building* that is not visually (or physically) broken up by mullions or solid *building* materials. (ADD.ORD.4586-10/19/21)

Unique Vegetation - Plants found in the Santa Monica Mountains and elsewhere in the *coastal zone*, which are considered either rare and endangered, rare but not endangered, or rare in California but not elsewhere.

Upland Development - All *development* found in the valleys and mountain areas beyond the coastal shelf.

Use - The purpose for which land or a *building* or *structure* is arranged, designed or intended to be used, or for which it is or may be used, occupied or maintained.

Vegetated Swale - A form of *bioretention* designed as a broad, shallow channel densely planted with a variety of trees, shrubs and/or grasses that attenuate and infiltrate runoff volume from *adjacent* impervious surfaces.

Vegetation, Major - See "*Major Vegetation*."

Vertical Access - A recorded dedication or easement granting to the public the privilege and right to pass and repass over dedicator's real property from a *public road* to the *mean high tide line*.

Visual Qualities – The distinctive visual characteristics or attributes of natural or man-made areas that are visible to the public.

Definitions - W-Z

Waste Treatment and Disposal - Public or private disposal facilities or transfer stations, operated for the purpose of recycling, reclaiming, treating or disposal of garbage, sewage, rubbish, offal, dead animals, oilfield wastes, *hazardous waste*, or other waste material originating on or off the premises. (ADD.ORD. 3946-7/10/90)

Water Budget - An estimate of the annual volume of water required to irrigate a specific *landscape area*. *Water budget* calculations require measured areas of each irrigated *hydrozone* and reference *evapotranspiration* for the *landscape area*.

Water Feature – A design element within a *landscape area* that performs an aesthetic or recreational function in which water is supplied by plumbing fixtures. *Water features* include but are not limited to manufactured ponds, lakes, waterfalls, fountains, and *streams*.

Water Harvesting - A method for inducing, collecting, storing and conserving local surface runoff for reuse.

Water Quality Best Management Practices - A program, siting criteria, operational method, or engineered system, to prevent or reduce the discharge of pollutants and sedimentation to the County storm drain system and receiving waters.

Water Use Classification of Landscape Species – A publication of the California Department of Water Resources which lists common landscape plants and their water requirements by region, using the categories high, moderate, low, and very low.

Watercourse/Drainage, Ephemeral – A natural watercourse, or portion thereof, which only flows after a rainfall and whose channel is always above the *groundwater* reservoir. An ephemeral watercourse/drainage may also be referred to as a *stream*. (ADD.ORD.4586-10/19/21)

Watercourse/Drainage, Intermittent – A well-defined channel that only flows continuously at certain times of the year. An intermittent watercourse may flow when it receives water from a

spring or a ground-water source. A seasonal, intermittent watercourse may flow when water is received from melting snow or winter rains. At low flow, the watercourse may have dry segments that alternate with flowing segments. An intermittent or seasonally intermittent watercourse may also be referred to as a *stream*. (ADD.ORD.4586-10/19/21)

Wet Bar – A bar or counter used for mixing drinks that is located in an area separate from the *kitchen* and includes a sink with running water. (AM.ORD.4451-12/11/12)

Wet Environment – Terrestrial environments that are associated with the presence of water, either perennially or *ephemerally*. *Wet environments* include *wetlands*, rivers, lakes, *streams*, *estuaries*, *lagoons*, seeps, springs, and the vegetative communities associated with these physical settings. Does not include beaches that *abut* the sea, except where the beach includes an *estuary*, *lagoon* or *wetland*. See Appendix AE-1.2.3 for a more detailed description of a wet environment. (ADD.ORD.4586-10/19/21)

Wetland - Land which may be covered periodically or permanently with shallow water. A wetland includes, but is not limited to, saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, vernal pools, and fens. (ADD.ORD.4586-10/19/21)

Wildlife-Permeable Fence – Fencing that allows native wildlife (e.g., deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles and birds) to freely pass through. (ADD.ORD.4586-10/19/21)

Wildlife-Safe Crossings – Structural passages that allow wildlife to move through areas where movement is impeded by a barrier (e.g., roadways, cliffs, water diversion facilities). These crossings, typically located above or below the barrier, are designed to facilitate safe wildlife movement using techniques such as fencing that funnels animals to a safe crossing, tunnels or bridges, and associated *habitat* creation or *restoration* within or *adjacent* to the crossing. (ADD.ORD.4586-10/19/21)

Wireless Communication Facility (or Facilities) – A facility that transmits or receives signals for television, satellites, wireless phones and data, personal communication services, pagers, wireless internet, specialized mobile radio services, or other similar services. The facility may include, but is not limited to, *antennas*, radio transmitters, equipment shelters or cabinets, air vents, towers, masts, air conditioning units, fire suppression systems, *emergency* back-up generators with fuel storage, *fences*, and *structures* primarily designed to support *antennas*. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Building-Concealed – A *stealth wireless communication facility* designed and constructed as an architectural feature of an existing *building* in a manner where the *wireless communication facility* is not discernible from the remainder of the *building*. Standard *building* architectural features used to conceal a *wireless communication facility* include, but are not limited to, parapet walls, windows, cupolas, clock towers, and steeples. (AM.ORD.4498-07/01/17)

Examples of Building-Concealed Wireless Communication Facilities



Wireless Communication Facility, Collocation – The placement or installation of one or more *wireless communication facilities* on a single tower, mast/pole, *structure*, or *building* with one or more existing *wireless communication facilities*. *Collocated wireless communication facilities* may be separately owned and used by more than one public or private entity. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Data Collection Unit – A *wireless communication facility* used by utility companies to collect data from gas, water or electricity meters. *Data collection units* typically consist of a telemetry device, solar panel, and whip *antennas*. *Wireless communication facilities* operated by a telephone corporation or a commercial mobile telecommunications phone service provider are excluded from this definition. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Faux Tree – A *stealth, ground-mounted wireless communication facility* camouflaged to resemble a tree, including mono-broadleaves, mono-pines, and mono-palms. (AM.ORD.4498-07/01/17)



Examples of Faux Trees (Wireless Communication Facilities)

Wireless Communication Facility, Flush-Mounted – A *stealth wireless communication facility antenna* that is attached directly to the exterior of a *structure* or *building* and that remains close and is generally parallel to the exterior surface of the *structure* or *building*. (AM.ORD.4498-07/01/17)



Examples of Flush Mounted Wireless Communication Facilities

Wireless Communication Facility, Ground-Mounted – A *wireless communication facility* that is placed on the ground, which consists of a *monopole*, *lattice tower*, or any other freestanding *structure* that supports an *antenna*. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Modification – Any physical change to a *wireless communication facility* or a change to operational characteristics for that facility that are subject to existing permit conditions. Modifications do not include repair and maintenance. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Non-Stealth – A *wireless communication facility* that is not disguised or concealed or does not meet the definition of a *stealth facility* or *building-concealed*

facility. For the purpose of this ordinance, any facility that exceeds eighty-feet in height is defined as a non-stealth facility. (AM.ORD.4498-07/01/17)



Examples of Non-Stealth Wireless Communication Facilities

Wireless Communication Facility, Prominently Visible – A *wireless communication facility* is considered to be prominently visible if it stands out as an obvious or noticeable feature within its setting when seen from a *public viewing area* without the aid of any magnifying equipment such as cameras, binoculars, etc. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Propagation Diagrams – A set of maps showing the location of the service provider’s existing *wireless communication facilities*, existing service coverage area, and the proposed service coverage area at varied *antenna* heights for the proposed facility. A *propagation diagram* also includes a narrative description summarizing how service coverage area changes with height in layman’s terms. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Roof-Mounted – A *stealth wireless communication facility* that is mounted directly on the roof of a *building*. (AM.ORD.4498-07/01/17)

Examples of Roof-Mounted Wireless Communication Facilities

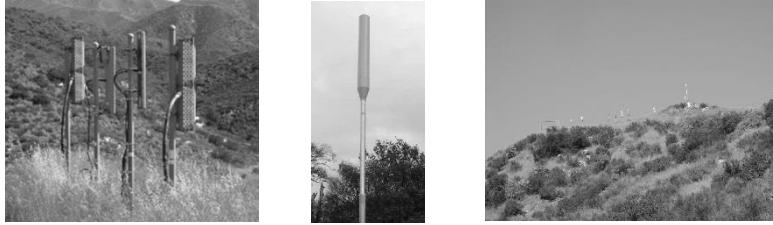
Antenna on roof, concealed behind a parapet



Wireless Communication Facility, Section 6409(a) Modification – A modification of an existing wireless tower or base station that involves the *collocation*, removal or replacement of transmission equipment that does not substantially change the physical dimensions of such wireless tower or base station. Such modifications qualify for approval pursuant to Section 6409(a) of the federal 2012 Middle Class Tax Relief and Job Creation Act (now codified at 47 U.S.C. §1455(a)). (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Slim-Line Pole – A *ground-mounted, stealth wireless communication facility* where the *antenna* is *flush-mounted* on a pole. This type of facility generally does not include a faux design, but rather utilizes distance from *public viewing areas*, location (e.g. facility is hidden by existing *buildings* or trees), coloration, low height, and slim structural profile to blend with the surrounding environment. (AM.ORD.4498-07/01/17)

Examples of Slim-Line Poles



Wireless Communication Facility, Stealth – A wireless communication facility that blends into the surrounding visual setting. A *stealth* facility utilizes concealment elements such as design (size, height, color material, and *antenna* type) or siting techniques to camouflage, partially conceal, or integrate the *wireless communication facility* into the design of an existing facility, *structure* or its surrounding visual setting. Examples of *stealth facilities* include but are not limited to the following:

1. Facilities disguised as other objects typically found within a setting, such as *faux trees*, *monorocks*, and *water tanks* (photos 1 and 2);
2. *Panel antennas flush-mounted* on existing utility facilities, *water tanks*, and integrated with *building facades* (see photos under *flush-mounted*);
3. Facilities that are camouflaged or partially concealed by objects within an existing setting, such as a cluster of trees or utility poles (photo 3); or,
4. *Whip antennas* and *slim-line poles* that use simple camouflage techniques, such as size and color, to render them virtually unnoticeable from *public viewing areas* (photo 4). (AM.ORD.4498-07/01/17)



Photo 1



Photo 2



Photo 3



Photo 4

Examples of Stealth Wireless Communication Facilities

Zoning Clearance - A permit that certifies that a proposed *development* and/or *use* of land meets all requirements of the Ventura County Zoning Code and, if applicable, the conditions of any previously approved permit. (AM.ORD.4451-12/11/12)

Zoning Ordinance - An ordinance authorized by Section 65850 of the Government Code or, in the case of a charter city, a similar ordinance enacted pursuant to the authority of its charter.

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ARTICLE 3: PURPOSES OF ZONES

Sec. 8173-1 - Coastal Open Space (COS) Zone

The purpose of this zone is to provide for the preservation, maintenance, and enhancement of natural and recreational resources in the coastal areas of the County while allowing reasonable and compatible *uses* of the land. (AM.ORD.4451-12/11/12)

Sec. 8173-2 - Coastal Agricultural (CA) Zone

The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain *agriculture* as a major industry in the *coastal zone* of Ventura County, and to protect these areas from the encroachment of nonresidential *uses* that, by their nature would have detrimental effects on the *agriculture* industry. (AM.ORD.4451-12/11/12)

Sec. 8173-3 - Coastal Rural (CR) Zone

The purpose of this zone is to provide for and maintain a rural residential setting where a variety of agricultural *uses* are also permitted, while surrounding land *uses* are protected. (AM.ORD.4451-12/11/12)

Sec. 8173-4 - Coastal Rural Exclusive (CRE) Zone

The purpose of this zone is to provide for residential areas with semirural atmosphere, but exclude agricultural *uses* to a great extent and concentrate on residential *uses*. (AM.ORD.4451-12/11/12)

Sec. 8173-5 - Coastal One-Family Residential (CR1) Zone

The purpose of this zone is to provide for, and maintain, areas along the coast for more traditional *single-family developments* and *lots* significantly larger than those permitted in the RB or RBH zones. (AM.ORD.4451-12/11/12)

Sec. 8173-6 - Coastal Two-Family Residential (CR2) Zone

The purpose of this zone is to provide for, and maintain, areas along the coast where single and *two-family dwellings* are allowed, but on *lot* sizes significantly larger than those permitted in the higher density RB and RBH zones. (AM.ORD.4451-12/11/12)

Sec. 8173-7 - Residential Beach (RB) Zone

The purpose of this zone is to provide for the *development* and preservation of small-*lot*, beach-oriented residential communities. (AM.ORD.4451-12/11/12)

Sec. 8173-8 - Residential Beach Harbor (RBH) Zone

The purpose of this zone is to provide for *development* and preservation of unique beach-oriented residential communities with small *lot* subdivision patterns. (AM.ORD.4451-12/11/12)

Sec. 8173-9 - Coastal Residential Planned Development (CRPD) Zone

The purpose of this zone is to provide a method whereby land may be designated and developed as a unit for residential *use* by taking advantage of innovative site planning techniques. (AM.ORD.4451-12/11/12)

Sec. 8173-10 – Coastal Commercial (CC) Zone

The purpose of this zone is to provide for the *development* of retail and service commercial *uses* that are intended to be neighborhood-serving or visitor-serving. (AM.ORD.4451-12/11/12)

Sec. 8173-11 - Coastal Industrial (CM) Zone

The purpose of this zone is to establish an industrial zone consistent with the unique features of the *coastal zone*. The intent is to recognize existing industrial *uses*, and to permit other *uses* compatible with the Coastal Plan, especially *uses* that could be considered *coastal-dependent*. (AM.ORD.4451-12/11/12)

Sec. 8173-12 - Santa Monica Mountains (M) Overlay Zone

The Santa Monica Mountains are a unique coastal resource of statewide and national significance. The mountains provide *habitats* for several unique, rare, or endangered plant and animal species. These *habitats* can be easily damaged by human activities; therefore, the mountains require specific protective measures. The purpose of this overlay zone is to provide these specific protective measures. (AM.ORD.4586-10/19/21)

ARTICLE 4: PERMITTED USES

(REPEALED AND REENACTED ORD. 4451-12/11/12)

Sec. 8174-1 – Purpose

The purposes of this Article are to list the *uses* or types of *uses* allowed in each zone, and to indicate the type of permit required to establish a particular *use* in that zone.

Sec. 8174-2 – Interpretation

Sec. 8174-2.1

Each *use* is subject to all provisions of this Chapter.

Sec. 8174-2.2

Any *use* requested as an *accessory use* that is not listed as such in Section 8174-5, but is listed as a *principal use*, shall be subject to the indicated requirements of the *principal use*.

Sec. 8174-2.3

More than one principal *use* or principal structure may legally exist on a lot (e.g., *agriculture*, oil production, a *wireless communication facility* and/or a residence.) (AM.ORD.4498-07/01/17)

Sec. 8174-2.4

For the purposes of this Article, any *use* listed in matrix form that is indented shall be construed as a subheading of the heading under which it is indented.

Sec. 8174-3 - Original Permit Jurisdiction

Within the areas described below, the *Coastal Commission* retains original permit authority under the Coastal Act. All applicants for *development* proposed within these areas must obtain a *Coastal Development Permit* from the *Coastal Commission* in addition to any permits required by the County.

- a. *Tidelands*;
- b. Submerged lands;
- c. Public trust lands, whether filled or unfilled;
- d. Ports covered by Chapter 8 (commencing with Section 30700) of the Coastal Act (Port Hueneme);
- e. State universities or colleges.

Sec. 8174-4 - Environmentally Sensitive Habitat Areas (ESHA)

Except as allowed by Section 8174-6, a *Coastal Development Permit* is required for *development* in an *environmentally sensitive habitat area (ESHA)* or *buffer zone*. If a lot is determined to be all or in part within an *ESHA* or *buffer zone*, only limited *uses* are permitted, in accordance with Section 8178-2.5. Additionally, lots located within the Santa Monica Mountains Overlay Zone (denoted by /M after the base zoning) are subject to specific *development* standards (see Section 8177-4). Lots in *ESHA* or *buffer zone* also are subject to specific *development* standards (see Section 8178-2). (ADD.ORD.4586-10/19/21)

Sec. 8174-5 – Permitted Uses by Zone

The following zoning matrix (Table 8174-5) establishes the type of permit required for land *uses* permitted in each zoning district as well as the *decision-making authority* for each type of permit. See Sections 8174-4 for permitting requirements in an *ESHA* or *buffer zone* and Section 8178-2.5 for allowable *uses* in an *ESHA* or *buffer zone*.

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
AGRICULTURE AND AGRICULTURAL OPERATIONS (No Retail Except Produce Stands)											
<i>Animal husbandry</i> (see Sec. 8175-5.2)	PDP	PDP									
• Apiculture (see Sec. 8175-5.2.1)	PDP	PDP									
• Structures for up to 25 Animal Units	PDP	PDP									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									
• Structures for More Than 25 Animal Units	CUP	CUP									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									
• More Animals Than Are Permitted By Sec. 8175-5.2.4	CUP	CUP									
Wild Animals	CUP										

E = Exempt*	PDP = PD Permit, Principally-Permitted**	Not Allowed	Exempt	Approved by <i>Planning Director</i> or Designee	Approved by <i>Planning Commission</i>	Approved by <i>Board of Supervisors</i>
ZC = Zoning Clearance*	PW = Public Works Permit					
PD = Planned <i>Development</i> Permit	CUP = Conditional Use Permit					

*Not Appealable to the Coastal Commission

**Principally-permitted uses are only appealable to the Coastal Commission in accordance with the criteria in Public Resources Code Sec. 30603(a) 1-3 and 5.

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Aquiculture	PDP	PDP									
Contractors' Service and Storage Yards and <i>Buildings</i>		CUP									
<ul style="list-style-type: none"> If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5 		ZC									
Crop Production	Exempt (See Sec. 9600 et seq. of the Ventura County Ordinance Code for regulations pertaining to industrial hemp cultivation.) (AM. ORD. 4574 – 12/15/20)										
<ul style="list-style-type: none"> With Brush or Vegetation Removal 	Permit May Be Required. See "Brush or Vegetation Removal"										
<ul style="list-style-type: none"> With Grading, Excavation or Fill 	Permit May Be Required. See "Grading, Excavation or Fill"										
Growing, Packing, Storage or Preliminary Processing, in <i>Structures</i>											
<ul style="list-style-type: none"> Total Floor Area Per Lot 											
up to 20,000 sq. ft.	PD	PD	PD								
over 20,000 to 100,000 sq. ft.	PD	PD	CUP								
over 100,000 sq. ft.	CUP	CUP									
<ul style="list-style-type: none"> If exempt per Sec. 8174-6.1, 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5 											
Total Floor Area up to 100,000 sq. ft.	ZC	ZC	ZC								
Total Floor Area over 100,000 sq. ft.	ZC	ZC									
Improvements to Agricultural <i>Structures</i>	See "Improvements to <i>Structures</i> , Other Than Single Family <i>Dwellings</i> or Public Works Facilities"										
<i>Uses and Structures, Accessory</i>	PD	PD	PD								
<ul style="list-style-type: none"> If exempt per Sec. 8174-6.1, 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6 	ZC	ZC	ZC								
<ul style="list-style-type: none"> <i>Dwellings</i>, Farm Worker or <i>Animal Caretaker</i>: 											

E = Exempt*	PDP = PD Permit, Principally-Permitted**	Not Allowed	Exempt	Approved by <i>Planning Director</i> or Designee	Approved by <i>Planning Commission</i>	Approved by <i>Board of Supervisors</i>
ZC = Zoning Clearance*	PW = Public Works Permit					
PD = Planned <i>Development</i> Permit	CUP = Conditional Use Permit					

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
one on lot meeting the minimum lot size per zone		PDP									
one on lot not meeting the minimum lot size per zone		CUP									
more than one per lot		CUP									
If exempt per Sec. 8174-6.2, 8174-6.3.2, or 8174-6.3.5		ZC									
• Fences and walls	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
If exempt per Sec. 8174-6.1, 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
• Fuel Storage, 10,000 Gallons Maximum		PD									
If exempt per Sec. 8174-6.3.2		ZC									
• Offices		PD									
If exempt per Sec. 8174-6.1, 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5		ZC									
• Packing, Storage or Preliminary Processing of Crops (No Structures)	ZC	ZC									
within a maximum 20,000 sq. ft. structure per lot	PD	PD									
• Produce Stands, Retail, Accessory to Crop Production (Sec. 8175-5.8)		PD									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5		ZC									
AIRFIELDS AND LANDING PADS AND STRIPS, PRIVATE	CUP	CUP									CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									ZC
AMBULANCE SERVICES										PD	

E = Exempt*	PDP = PD Permit, Principally-Permitted**	Not Allowed	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
ZC = Zoning Clearance*	PW = Public Works Permit					
PD = Planned Development Permit	CUP = Conditional Use Permit					

*Not Appealable to the Coastal Commission

**Principally-permitted uses are only appealable to the Coastal Commission in accordance with the criteria in Public Resources Code Sec. 30603(a) 1-3 and 5.