Proposed Farmworker Housing Zoning Text Amendment

STATE HOUSING LAW

Any farmworker employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household must be deemed an agricultural land use. For the purpose of all local ordinances, this employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance is required of this employee housing that is not required of any other agricultural activity in the same zone.

DEFINITIONS

Farmworker Dwelling Unit: Housing for up to six agricultural (farm) employees or one farm employee and the worker's household. The accommodations may consist of any living quarters, dwelling, boarding house, bunkhouse, mobilehome, manufactured home, recreational vehicle, or travel trailer. In the FOR and TPZ zone districts, tents, recreational vehicles or other mobile camping equipment for agricultural farm employees may be used for up to 90 days annually.

Farmworker Housing Complex: Agricultural (farm) employee housing with up to 36 beds in group quarters and 12 units designed for use by single families or households. The units may be of an alternative housing type that meets state and federal standards for livability and durability, including manufactured housing, factory-built housing, other forms of prefabricated housing, and dormitory and barracks-style housing in which residents share common cooking and sanitary facilities. In the FOR and TPZ zone districts, tents, recreational vehicles or other mobile camping equipment for agricultural farm employees may be used for up to 90 days annually.

LOCATION

	RESIDENTIAL				COMMERCIAL							INDUSTRIAL				AGRICULTURAL, RESOURCE, OPEN SPACE					
LAND USE TYPES	RS	RM	RA	RF	C1	C2	СЗ	CPD	HS	ОР	RES	AP	ВР	IN	INP	ΑE	F	FOR	0	TPZ	W
Residential Uses																					
Caretaker and employee housing (Section 17.56.090)					С	С	MUP	С	С	С	MUP	С	MUP	С	С	MUP	MUP	MUP		MUP	
Farm labor housing (Section 17.56.090)			MUP													MUP	MUP				
Crop Production			Α	Α	Α	А	А	А	Α	Α	Α	Α	Α	Α	Α	Α	А	Α	Α	Α	
<u>Farmworker Dwelling Unit</u> (Section 17.56.095)			<u>A</u>	≜												≜	≜	≜		≜	
<u>Farmworker Housing Complex</u> (Section 17.56.095)			<u>A</u>	<u>A</u>												≜	≜	<u>A</u>		<u>A</u>	

IMPORTANT DEVELOPMENT STANDARDS

- 1. Farmworker dwelling units cannot exceed 1,200 square feet in size and cannot be subdivided from the primary parcel.
- 2. Minimum floor area for sleeping purposes in group living quarters is 50 sq.ft. per occupant.
- 3. Requires the completion of a farmworker housing verification form prior to occupancy.
- 4. Farmworker housing for five or more workers requires a permit to operate from the California Department of Housing and Community Development (HCD).
- 5. On parcels adjacent to a residential zoning district, year-round farmworker housing must be set back a minimum of 200 feet from the property line adjacent to the residential zoning district.
- 6. The unit must be at least 75 feet from barns, pens or other structures that house livestock or poultry.
- 7. Farmworkers do not need to work on the property where the employee housing is located.
- 8. Must be removed within 45 days (or converted to another approved use) if the agricultural employment upon which the need for the unit(s) is based is eliminated.