

ORDINANCE NO. 415

AN ORDINANCE OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 2010-01, AMENDING CHAPTER 17.08 (DEFINITIONS), 17.20 (USES BY ZONE) TO ADDRESS THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT, AND ADDING SECTION 17.28.060 STANDARDS RELATING TO EMERGENCY SHELTERS, AND SINGLE ROOM OCCUPANCY UNITS TO THE MOORPARK MUNICIPAL CODE TO ENSURE COMPLIANCE WITH THE ADOPTED HOUSING ELEMENT, AND CONSISTENCY WITH CHANGES IN FEDERAL AND STATE LAW

WHEREAS, at its meeting of September 1, 2010 the City Council adopted Resolution No. 2010-2954 directing the Planning Commission to consider a zoning ordinance amendment that would amend Chapter 17.20 of the Moorpark Municipal Code to ensure that regulations related to emergency shelters, supportive and transitional housing and single room occupancy units are consistent with State law, the City's General Plan and other provisions of the City's Zoning Ordinance; and

WHEREAS, at its meeting of December 7, 2011 the City Council adopted Resolution No. 2011-3075 directing the Planning Commission to consider a zoning ordinance amendment that would amend Chapter 17.20 of the Moorpark Municipal Code to ensure that religious land uses are consistent with Federal and State law, the City's General Plan and other provisions of the City's Zoning Ordinance; and

WHEREAS, at a duly noticed public hearing on June 26, 2012, the Planning Commission considered Zoning Ordinance Amendment No. 2010-01, to amend Chapter 17.08 (Definitions), 17.20 (Uses By Zone) and to add Chapter 17.28.060 (Development Standards Relating to Emergency Shelters and Single Occupancy (SRO) Units) of the Moorpark Municipal Code; and considered the agenda report and any supplements thereto and written public comments; opened the public hearing and took and considered public testimony both for and against the proposal; closed the hearing and recommended approval of Zoning Ordinance Amendment No. 2010-01 to the City Council; and

WHEREAS, at a duly noticed public hearing on September 19, 2012, the City Council considered Zoning Ordinance Amendment No. 2010-01, to amend Chapter 17.08 (Definitions), 17.20 (Uses By Zone) and to add Chapter 17.28.060 (Development Standards Relating to Emergency Shelters and Single Occupancy (SRO) Units) of the Moorpark Municipal Code; and considered the agenda report and any supplements thereto and written public comments; opened the public hearing and took and considered public testimony both for and against the proposal; closed the public hearing, and reached a decision on this matter; and

WHEREAS, the City Council concurs with the Community Development Director's determination that this project is exempt from the provisions of the California Environmental Quality Act by the general rule that CEQA only applies to projects that may have a significant effect on the environment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES ORDAIN AS FOLLOWS:

SECTION 1. GENERAL PLAN AND SPECIFIC PLAN CONSISTENCY: The City Council finds Zoning Ordinance Amendment No. 2010-01 to be consistent with the City of Moorpark General Plan and all adopted Specific Plans.

SECTION 2. Zoning Ordinance Amendment No. 2010-01 amends Chapter 17.08, Definitions, as shown in attached Exhibit A; amends Chapter 17.20 Uses by Zone, as shown in attached Exhibits B and C and, adds Section 17.28.060 (Development Standards Relating to Emergency Shelters and Single Occupancy (SRO) Units) to Chapter 17.28 Standards for Specific Uses, as shown in attached Exhibit D.

SECTION 3. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, phrases, parts or portions be declared invalid or unconstitutional.

SECTION 4. This Ordinance shall become effective thirty (30) days after its passage and adoption.

EXHIBIT A

**AMENDMENTS TO SECTION 17.08.010 APPLICATION OF DEFINITIONS
OF CHAPTER 17.08 DEFINITIONS OF TITLE 17 ZONING
OF THE MOORPARK MUNICIPAL CODE**

Delete definitions of “Boardinghouse” and “Church” in their entirety and add definitions of “Boarding house”, “**Emergency Shelter**”, “Family”, “Place of Religious Assembly”, “Single Room Occupancy (SRO) Unit”, “**Supportive Housing**”, and “Transitional Housing” as follows:

17.08.010 Application of definitions.

“Boarding house” means a residence or dwelling, other than a hotel, wherein three (3) or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental manager is in residence.

~~“Boardinghouse” means a dwelling unit with one (1) family in permanent residence, where all rooms have internal access to one another, and wherein two (2) to five (5) rooms are rented to residents, with or without daily meals.~~

~~“Church” means a building in which a body or organization of religious believers may assemble for worship.~~

“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person, and where no individual or household may be denied emergency shelter because of an inability to pay.

“Family” means one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.

“Place of religious assembly” means a place of assembly primarily used for the purpose of religious worship, study, teaching, and related activities including, but not limited to, space for churches, classrooms, fellowship halls, meeting rooms, libraries, mosques, offices, sanctuaries, synagogues, and temples, and may include space for social services and similar functions.

“Single Room Occupancy (SRO) unit” means a housing unit in a multiple-unit building or facility consisting of a single room, with private or shared bath facilities, and with private or shared cooking facilities.

“**Supportive housing**” means housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 50675.14, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the

housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

“Transitional housing” means rental housing operated under the funding program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months.

EXHIBIT B

**AMENDMENTS TO SECTION 17.20.050 PERMITTED USES IN OPEN SPACE,
AGRICULTURAL, RESIDENTIAL, AND SPECIAL PURPOSE ZONES
OF CHAPTER 17.20 USES BY ZONE OF TITLE 17 ZONING
OF THE MOORPARK MUNICIPAL CODE**

Table 17.20.050

**PERMITTED USES IN OPEN SPACE, AGRICULTURAL,
RESIDENTIAL, AND SPECIAL PURPOSE ZONES**

- [Blank] = Not permitted
- AP = Administrative Permit
- CUP = Conditional Use Permit
- NZC = No Zoning Clearance required
- TUP = Temporary Use Permit
- ZC = Permitted by Zoning Clearance

Zones	O-S	A-E	R-A	R-E	R-O	R-1	R-2	RP D	TP D
A. Agricultural Uses									
1. Animal Husbandry as a primary use in accordance with Chapter 17.28									
a. Without Structures	ZC	ZC	ZC	ZC	ZC	ZC			
b. With structures of total gross floor areas per lot:									
- Less than 1,000 sq. ft.	ZC	ZC	ZC	ZC					
- 1,001—20,000 sq. ft	AP	ZC	AP						
- 20,001—100,000 sq. ft.	CUP	AP							
- >100,000 sq. ft.	CUP								
2. Animal hospital, for large animals	CUP	CUP	CUP						

Zones	O-S	A-E	R-A	R-E	R-O	R-1	R-2	RP D	TP D
3. Apiculture in accordance with Chapter 17.28	ZC	ZC	AP						
4. Crop production where no structures are involved	ZC								
5. Greenhouse, hothouse and the like. Minimum property line setbacks shall be 20-feet. With a total gross floor area per lot:									
- Less than 1,000 sq. ft.	ZC	ZC	ZC	ZC	ZC	AP			ZC
- 1,001—20,000 sq. ft.	AP	AP	AP	AP	CUP				
- > 20,000 sq. ft.	CUP	CUP							
6. Kennels and catteries (domestic) see Chapter 17.28	CUP	CUP	CUP	CUP					
7. Wholesale nurseries, tree farms and ornamental plant farms including container plants. Retail sales shall be limited to the requirements of Chapter 17.28	AP								
8. Wildlife sanctuaries	CUP	CUP							
B. Residential Uses									
1. Boarding houses and bed and breakfast inns		CUP							

Zones	O-S	A-E	R-A	R-E	R-O	R-1	R-2	RP D	TP D
2. Family day care homes, and-home schooling <u>and</u> <u>transitional and</u> <u>supportive housing</u>									
a. Small family day care homes serving up to eight (8) children within a single family residence when found consistent with Section 1597.44 of the Health and Safety Code	NZC	NZC	NZC	NZC	NZ C	NZC	NZC	NZ C	
b. Large family day care homes serving up to fourteen (14) children within a single family residence when found consistent with Section 1597.465 of the Health and Safety Code	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
c. Home schooling, including home teaching, home independent study, and individual instruction as defined by the Education Code, only involving provision of such services to residents of the property	NZC	NZC	NZC	NZC	NZ C	NZC	NZC	NZ C	NZ C

Zones	O-S	A-E	R-A	R-E	R-O	R-1	R-2	RPD	TPD
d. <u>Transitional and supportive housing when conducted in an existing housing unit (*subject to same zoning requirements and procedures as other residential uses of the same type in the same zoning district)</u>	<u>NZC*</u>								
3. Dwellings, single family									
a. Standard construction, including manufactured housing consistent with Chapter 17.28 (for five (5) or more homes constructed in the R-A, R-O, R-E, and R-1 zones a planned development permit is required)	AP	AP							
b. Less than five (5) affordable or senior housing units when in compliance with Chapter 17.64						AP	AP	AP	
c. Second dwelling units when in compliance with Chapter 17.28		ZC	ZC	ZC	ZC	ZC		ZC	

Zones	O-S	A-E	R-A	R-E	R-O	R-1	R-2	RPD	TPD
4. Dwellings, two-family or two single family dwellings on one lot									
a. Less than five (5) dwelling units							AP	AP	
b. Less than five (5) affordable or senior housing units when in compliance with Chapter 17.64							AP	AP	
5. Dwellings, multiple family									
a. Less than five (5) dwelling units								AP	
b. Less than five (5) affordable or senior housing units when in compliance with Chapter 17.64								AP	
6. Mobilehome parks in compliance with the applicable standards of the zone in which it is located. It shall include recreation facilities with minimum distance between structures of ten (10) feet and minimum distances between accessory structures of six (6) feet			CUP						

Zones	O-S	A-E	R-A	R-E	R-O	R-1	R-2	RPD	TPD
7. Model homes, temporary office for the sale of homes or lots in a subdivision that are a part of an approved tentative map and when there is a model complex plan/temporary office plan approved by the community development director		AP							
C. Public and Quasi-Public Uses									
1. Places of religious <u>worship assembly</u> , with or without schools <u>and/or social services, including emergency shelters</u>		CUP							
2. Clubhouses with or without alcoholic beverage sales			CUP	CUP		CUP	CUP	CUP	
3. Colleges and universities				CUP					
4. Energy production from renewable resources	CUP	CUP	CUP						
5. Governmental uses including, but not limited to city offices, community rooms, fire stations, human service centers, libraries, police stations, public utility facilities	CUP								

Zones	O-S	A-E	R-A	R-E	R-O	R-1	R-2	RPD	TPD
6. Utility structures (electrical boxes, transformers and valve apparatus that have no covered floor area and are attached to the ground by poles, columns or pedestals shall not require a zoning clearance)	AP								
7. Wireless communication facilities in accordance with the requirements of Chapter 17.42									
a. Major wireless communications facilities	CUP								
b. Minor wireless communications facilities	AP								
c. Collocation wireless communications facilities (consistent with definition of "collocation facility" in Section 17.42.020)	ZC								
D. Accessory and Miscellaneous Uses									
1. Animal keeping as an accessory use when the primary use is residential in accordance with the requirements of Chapter 17.28									
a. Apiculture	ZC	ZC	ZC						
b. Aviaries	AP	AP	AP	AP					

Zones	O-S	A-E	R-A	R-E	R-O	R-1	R-2	RPD	TPD
c. Farm animals including horses and ponies subject to the requirements of Chapter 17.28	NZC								
d. Pet animals are allowed in all zones subject to the requirements of Chapter 17.28	NZC								
e. Wild animals subject to the requirements of Chapter 6.24	AP	AP	AP						
2. Accessory structures									
a. Balcony, deck, patio covers, room additions, or storage sheds	ZC								
b. Fences and walls less than six (6) feet and retaining walls less than three (3) feet in height, paving and decks when constructed lower than thirty (30) inches above the immediate surrounding natural grade	NZC								

Zones	O-S	A-E	R-A	R-E	R-O	R-1	R-2	RPD	TPD
c. Fences and walls greater than six (6) feet and retaining walls greater than three (3) feet in height, paving and decks when constructed higher than thirty (30) inches above the immediate surrounding natural grade	ZC								
d. Swimming, wading, ornamental pools, or spas where a building permit is required	ZC								
e. Swimming, wading, ornamental pools, or spas where a building permit is not required	NZC								
3. Antenna or flag pole, ground mounted, non-commercial									
a. <35 feet high	AP								
b. >35 feet high	CUP								
4. Dwelling, caretaker	AP								
5. Dwellings, farm labor	AP	AP	AP						
6. Home occupation when conducted in an existing single family home and consistent with the requirements of Chapter 17.28	NZC								

Zones	O-S	A-E	R-A	R-E	R-O	R-1	R-2	RPD	TPD
7. Maintenance and minor repair to buildings involving structural alterations	ZC								
8. Motion picture and television production and related activities and structures (activities of a maximum of forty-two (42) days in any one hundred eighty (180) day period are considered temporary and shall comply with the requirements of Chapter 17.28 and Title 5 of the Moorpark Municipal Code	TUP								
9. Mobilehomes or recreation vehicle as temporary dwelling on the site of an active building permit during construction	TUP								
10. Produce stands in compliance with the requirements of Chapter 17.28	ZC								

Zones	O-S	A-E	R-A	R-E	R-O	R-1	R-2	RPD	TPD
11. Recreational facilities, non-profit or for profit, including, but not limited to athletic fields, bicycle and skate parks, community centers, golf courses, gymnasiums, retreats, riding stables. Bicycle and skate parks shall be in compliance with Chapter 17.28 (Public park and recreation facilities are permitted in all zones and do not require a CUP or a ZC)	CUP								
12. Storage of building materials in accordance with the requirements of Chapter 17.28	ZC								
13. Storage, open consistent with Chapter 17.28	NZC								
14. Soil testing for wells, foundations, septic systems and similar construction	NZC								

Zones	O-S	A-E	R-A	R-E	R-O	R-1	R-2	RPD	TPD
<p>15. Temporary uses including, but not limited to carnivals, Christmas tree sales, circuses, festivals, sidewalk sales, special events, outdoor sales, when in compliance with Chapter 17.44. Issuance of a temporary use permit shall take the place of a zoning clearance. Temporary uses lasting more than one hundred eighty (180) days require an AP.</p>	TUP								

EXHIBIT C

AMENDMENTS TO SECTION 17.20.060 PERMITTED USES IN COMMERCIAL AND INDUSTRIAL ZONES OF CHAPTER 17.20 USES BY ZONE OF TITLE 17 ZONING OF THE MOORPARK MUNICIPAL CODE

Table 17.20.060

PERMITTED USES IN COMMERCIAL AND INDUSTRIAL ZONES

- [Blank] = Not permitted
- AP = Administrative Permit
- CUP = Conditional Use Permit
- NZC = No Zoning Clearance required
- TUP = Temporary Use Permit
- ZC = Permitted by Zoning Clearance

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
A. Retail and Service Uses							
1. Adult businesses when in compliance with Sections 17.24.040(N), 17.78.050 and Chapter 5.18					ZC	ZC	
2. Alcoholic beverage sales for off-site consumption when in conjunction with another city-approved retail or service use other than automobile service station or liquor store							
a. Beer and/or wine (*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)		CUP	AP*	AP*	AP*	AP*	
b. Beer, wine and other alcoholic beverages		CUP	CUP	CUP	CUP	CUP	
3. Automobile/light truck/motorcycle							

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
a. Brakes, oil changes, tires and shock sales and installation, tune-ups and other light service and repair (with or without hydraulic lifts) (*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)		CUP	AP*		AP*	AP*	
b. Car washes, self-service or automatic with or without automotive services stations			CUP			CUP	
c. Engine rebuilding, transmission repair, steam cleaning, auto body, painting					CUP	CUP	
d. Parts and supplies		ZC	ZC		ZC	ZC	
e. Rental			AP		AP	AP	
f. Sales, with or without service and parts			CUP		CUP	CUP	
g. Service stations with or without mini-marts and with or without beer and wine sales for off-site consumption			CUP			CUP	
4. Body piercing and/or tattoo			CUP				
5. Building supplies (*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)			AP*	CUP		CUP	
6. Hay and feed sales				CUP		CUP	
7. Hotels, motels and bed-and-breakfast inns when in compliance with Chapter 5.44	CUP	CUP	CUP	CUP			
8. Kennels and catteries					CUP	CUP	

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
9. Liquor stores (when located no closer than one thousand (1,000) feet of any other liquor store or public or private school)		CUP	CUP	CUP			
10. Medical marijuana (cannabis and all parts of that plant) dispensaries including any site, facility, location, use, cooperative or business which distributes, sells, exchanges, processes, delivers, gives away, or cultivates marijuana for medical purposes to qualified patients, health care providers, patients' primary caregivers, or physicians pursuant to Proposition 215, Health and Safety Code Section 11362.5 <i>et seq.</i> , or any state regulations adopted in furtherance thereof							
11. Nurseries (retail) with or without container grown plants when all equipment and supplies kept in an enclosed area			AP				
12. Nurseries (wholesale and/or retail) with or without container grown plants when all equipment and supplies kept in an enclosed area						AP	
13. Pawnshops when in compliance with Chapter 5.32			AP				
14. Pest control services (*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)					AP*	AP*	
15. Private post offices, parcel services, copy centers	ZC	ZC	ZC	ZC			

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
16. Psychics, fortunetelling, and spiritual advisors when in compliance with Title 5 of the Moorpark Municipal Code <u>(*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u> <u>AP*</u>				
17. Recreational vehicle storage yards when not located on parcels adjacent to arterial roads or freeways as shown on the Moorpark Circulation Element Highway Network Map and with or without a caretaker dwelling						CUP	
18. Recycling centers			CUP		CUP	CUP	
19. Recycling drop-off bins when located in an area determined by the community development director not to be in conflict with parking, vehicle or pedestrian circulation	ZC	ZC	ZC	ZC	ZC	ZC	
20. Rental and leasing of large equipment with or without outdoor storage and repair <u>(*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)</u>					AP*	AP*	

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
<p>21. Retail shops and personal service establishments, except as otherwise indicated in this table, including, but not limited to, antiques, art and craft dealers and supplies, bakeries, barbers, beauty salons, bicycle sales/service, books and stationery, camera/photo stores including on-site processing, carpet and flooring sales/cleaning/installation, clothing and fabric stores, computer sales and service, department and variety stores, dry cleaners, electronic equipment sales and service, florists, food markets, gift and novelty stores, hardware and tool stores, home and office furniture and equipment sales, home appliance sales and service, housewares sales, jewelry stores, key and locksmiths, music stores (including recorded music and musical instrument sales, service, and lessons), newsstands, paint stores, party supply sales and rental, pet grooming, pet sales and supplies, pharmacies, photography studios, pool and spa sales and supplies, shoe stores, sporting goods and equestrian supplies, small equipment rental (no outdoor storage), toy and hobby stores, video/DVD/CD sales and rental, wireless sales/service, and uses which the community development director determines to be similar when in compliance with Section 17.20.030</p>		ZC	ZC	ZC			

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
22. Retail sales combined with limited distribution and/or warehousing not exceeding forty percent (40%) of gross floor area of the building in which it is located (*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)			AP*				
23. Retail sales in the M-1 and M-2 zone limited to a maximum of twenty percent (20%) of the gross floor area of the building in which it is located. In an industrial complex the twenty percent (20%) shall be computed on the basis of the cumulative total floor area of the industrial planned development (IPD)					AP	AP	
24. Retail sales (temporary) in the M-1 and M-2 zones. Issuance of a temporary use permit shall take the place of a zoning clearance					TUP	TUP	
25. Thrift stores, secondhand shops consignment stores when in compliance with Chapter 5.32			AP	AP			
26. Tobacco stores, including but not limited to cigarette, cigar, and smoking paraphernalia shops			CUP				
B. Eating and drinking places							
1. Bars with or without entertainment including, but not limited to cocktail lounges, cabarets			CUP	CUP	CUP	CUP	

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
2. Breweries, micro breweries, wineries/tasting rooms with or without restaurant and with or without outdoor seating and with or without entertainment			CUP	CUP	CUP	CUP	
3. Restaurants and similar establishments engaged primarily in the retail sale of prepared food for on-site or off-site consumption in accordance with the restrictions below:							
a. With or without entertainment and with or without on-site consumption of beer and wine and other alcoholic beverages and with or without outdoor seating (*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)		AP* <u>CUP</u>	AP*	AP*	AP*	AP*	
b. With drive-in or drive-through facilities (sale of alcoholic beverages from the drive-in or drive-through facilities is prohibited) with or without outdoor seating		CUP	CUP	CUP	CUP	CUP	
C. Office and Professional Uses							
1. Banks and other financial institutions	ZC	ZC	ZC	ZC	AP	AP	
2. Laboratories: research and scientific	AP				AP	AP	

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
3. Professional and administrative offices, including, but not limited to: accounting, advertising agencies, chiropractic, collection services; dental, direct mail marketing companies, employment agencies, engineering services insurance, investment, massage businesses or establishments in compliance with Chapter 5.48; medical, optical and related health services; planning services, real estate services; secretarial services, travel agencies, and uses which the community development director determines to be similar when in compliance with Section 17.20.030	ZC	ZC	ZC	ZC	ZC	ZC	
4. Veterinary offices and animal hospitals							
a. Without boarding (keeping of animals indoors and on-site for medical purposes shall not be considered boarding)	AP	AP	AP	AP	AP	AP	
b. With boarding indoors or outdoors			CUP		CUP	CUP	
D. Manufacturing, Assembly, Distribution, and Warehousing Uses							
1. Cement, concrete and plaster, and product fabrication						CUP	
2. Distribution and transportation facilities					CUP	CUP	
3. Heavy machinery repair, including trucks, tractors and buses						CUP	

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
4. Manufacturing and assembly including, but not limited to, appliances, cabinets, cleaners, clothing, computers, cosmetics, detergents, electronics, furniture, leather products, machinery, medical and scientific instruments, paper, perfumes, pharmaceuticals, photographic and optical goods, plastic products, signs and advertising displays, soap, textiles and other uses which the community development director determines to be similar when in compliance with Section 17.20.030 (*if within one hundred (100) feet of a residentially zoned property an administrative permit is required)					ZC*	ZC*	
5. Outdoor storage when in conjunction with a city approved use and when all storage is screened by an eight (8) foot high masonry wall architecturally matched to the structure. (*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)			CUP			AP*	
6. Self-storage or mini-storage when not located on parcels adjacent to arterial roads or freeways as shown on the Moorpark Circulation Element Highway Network Map and with or without a caretaker dwelling					CUP	CUP	
7. Warehousing					AP	AP	
8. Welding					AP	AP	

Zones	C-O	C-1	CPD C2	C-OT	M-1	M-2	I
E. Public and Semi-Public Uses							
1. Amusement and recreational facilities as defined in Chapter 17.08							
a. Arcades (video and computer) and cyber cafés	GUP	CUP	CUP	CUP			
b. Health club/gymnasium/fitness center/spa (*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)	AP*	AP*	AP*	AP*	AP*		
c. <u>Auditoriums, community centers, dancehalls, and indoor motion picture theaters</u>			<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
d. <u>Billiard and pool establishments, and bowling alleys, with or without alcohol</u>			<u>CUP</u>	<u>CUP</u>			
e. <u>Golf driving ranges, golf putting greens and miniature golf, parks and playgrounds</u>			<u>CUP</u>		<u>CUP</u>		

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
2. Care facilities, including adult day care facilities, Alzheimer's day care facilities, congregate living health facilities, child day care centers, community treatment facilities, foster family and adoption agencies, hospices, long-term health care facilities, residential care facilities for the elderly, residential care facilities for persons with chronic life-threatening illness, skilled nursing and intermediate care facilities, social rehabilitation facilities, and therapeutic day services facilities; transitional housing placement facilities, and transitional shelter care facilities as defined in Division 2 of the Health and Safety Code	CUP	CUP	CUP				
3. <u>Emergency shelters in compliance with the requirements of Chapter 17.28 (*allowed in C-2 zone only, not permitted in CPD zone; Emergency shelters are also allowed in conjunction with permitted Places of religious assembly)</u>			ZC*				
4. <u>Single Room Occupancy unit development in compliance with the requirements of Chapter 17.28 (*allowed in C-2 zone only, not permitted in CPD zone;</u>			ZC*				
35. Clubhouses, social clubs, service clubs with or without alcohol					CUP		CUP
46. Energy production from renewable resources						CUP	CUP

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
57. Governmental uses including, but not limited to, city offices, community rooms, fire stations, human service centers, libraries, police stations, public utility facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP
68. Hospitals including urgent care (*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)	AP* CUP		AP*		AP*		AP*
79. Places of religious <u>worship assembly, with or without schools and/or social services, including emergency shelters (*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)</u>	CUP	CUP	AP*	AP*	CUP AP*	CUP	CUP
810. Private education facilities including, but not limited to, colleges and universities, elementary, middle and high schools							CUP
911. Private training facilities including, but not limited to, professional and vocational schools, art and craft schools, music schools not part of a music store, and driver training schools (*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)	AP* CUP	AP* CUP	AP*	AP*	AP*		

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
1012. Recreational facilities (private) with/without food services, including but not limited to, bicycle and skate parks, golf courses, gymnasiums, fitness, health spas, martial arts, racquetball, yoga. Bicycles and skate parks shall be in compliance with Chapter 17.28 (*if within one hundred (100) feet of a residentially zoned property a conditional use permit is required)	AP*	AP*	AP*	AP*	AP*		CUP
1113. Utility structures (electrical boxes, transformers and valve apparatus that have no covered floor area and are attached to the ground by poles, columns or pedestals shall not require a zone clearance)	AP	AP	AP	AP	AP	AP	AP
1214. Wireless communications facilities, in accordance with the requirements of Chapter 17.42							
a. Major wireless communications facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP
b. Minor wireless communications facilities	AP	AP	AP	AP	AP	AP	AP
c. Collocation wireless communications facilities (consistent with definition of "collocation facility" in Section 17.42.020)	ZC	ZC	ZC	ZC	ZC	ZC	ZC
F. Accessory and Miscellaneous Uses							
1. Outdoor sales	CUP	CUP	CUP	CUP	CUP	CUP	

Zones	C-O	C-1	CPD C-2	C-OT	M-1	M-2	I
2. Retail shops and services as listed in Table 17.20.060(A)(21) when the uses are determined by the community development director to be ancillary to office use of the property	AP						
3. Motion picture and television production and related activities and structures (activities of a maximum of forty-two (42) days in any one hundred eighty (180) day period are considered temporary and shall comply with the requirements of Chapter 17.28 and Title 5 of the Moorpark Municipal Code)	TUP	TUP	TUP	TUP	TUP	TUP	TUP
4. Temporary uses including, but not limited to carnivals, Christmas tree sales, circuses, festivals, sidewalk sales, special events, outdoor sales, when in compliance with Chapter 17.44. Issuance of a temporary use permit shall take the place of a zoning clearance. Temporary uses lasting more than one hundred eighty (180) days require an AP	TUP	TUP	TUP	TUP	TUP	TUP	TUP

EXHIBIT D

ADDING SECTION 17.28.060 EMERGENCY SHELTERS, AND SINGLE ROOM OCCUPANCY UNIT DEVELOPMENTS TO CHAPTER 17.28 STANDARDS FOR SPECIFIC USES TO TITLE 17 ZONING OF THE MOORPARK MUNICIPAL CODE

17.28.060 Emergency shelters, and single room occupancy unit developments.

A. Emergency Shelters.

1. One (1) Emergency shelter facility per lot is allowed and shall be located at least five hundred (500) feet from any other Emergency shelter, as measured from the closest property line. Emergency shelters shall be located within one-half (½) mile of a transit stop.
2. Overnight occupancy shall be limited to one (1) bed per seventy (70) square feet of sleeping area and shall be in accordance with city Building Code requirements. Maximum occupancy per facility shall be limited to thirty (30) beds. For purposes of determining maximum occupancy, one (1) shelter client per bed is assumed.
3. General Development Requirements. Emergency shelters shall comply with development requirements of the underlying zone.
4. Lighting. Lighting shall comply with Chapter 17.30 of this code.
5. Parking. Parking shall comply with Chapter 17.32 of this code.
6. Signage. Signage shall comply with Chapter 17.40 of this code.
7. Services and Facilities shall be provided for Emergency shelters as follows:
 - a. A client intake and waiting area shall be provided and shall be adequately sized to accommodate waiting clients. The intake area must be indoors.
 - b. The facility shall provide a sleeping area and separate restrooms for males and females and shall comply with city Building Code requirements.
 - c. Other on-site services that are permitted include:
 - i. Showers
 - ii. Laundry facilities
 - iii. Kitchen, food preparation, and dining areas.
 - iv. Storage areas to secure client belongings.
 - v. Private area or office for providing referral services to assist shelter clients.
 - vi. Other similar services for clients, as determined by the Community Development Director.
8. Prior to issuance of a zoning clearance for occupancy, a written operational plan for the facility shall be submitted to the Community Development Director and Moorpark Police Chief that demonstrates compliance with all zoning requirements. The operational plan shall contain the name, address, phone number and driver's license number of the owner, operator and facility manager; and specific operational procedures including but not limited to the following:

- a. An individual must vacate shelter between nine (9:00) a.m. and five (5:00) p.m. daily.
 - b. An individual shall not use the facility for more than one hundred eighty (180) days.
9. Maintenance. Facilities shall be maintained in a neat, safe, and orderly manner.
- B. Single Room Occupancy (SRO) Unit Developments.
 1. One (1) Single Room Occupancy (SRO) unit development per lot is allowed, and shall be located at least five hundred (500) feet from any other SRO unit development, as measured from the closest property line.
 2. Facilities shall be provided for SRO unit developments as follows:
 - a. Minimum unit size of two hundred (200) square feet.
 - b. Maximum unit size of four hundred (400) square feet.
 - c. Other on-site services that are permitted include:
 - i. Laundry facilities
 - ii. Manager's office
 - iii. Other similar services for clients, as determined by the Community Development Director.
 3. No Transient occupancy, units must be occupied as the primary residence of the client.
 4. Prior to issuance of a zoning clearance for occupancy, a written operational plan for the facility shall be submitted to the Community Development Director and Moorpark Police Chief that demonstrates compliance with all zoning requirements. The operational plan shall contain the name, address, phone number and driver's license number of the owner, operator and facility manager.
 5. General Development Requirements. SRO unit developments shall comply with C-2 zone development requirements.
 6. Lighting. Lighting shall comply with Chapter 17.30 of this code.
 7. Parking. Parking shall comply with Chapter 17.32 of this code.
 8. Signage. Signage shall comply with Chapter 17.40 of this code.
 9. Maintenance. Facilities shall be maintained in a neat, safe, and orderly manner.