

## ORDINANCE OF THE CITY OF OXNARD

ORDINANCE NO. 2727ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD AMENDING  
ARTICLE 2 AND DIVISIONS 13 AND 14 OF ARTICLE 3 OF CHAPTER 16 OF THE  
CITY CODE CONCERNING WORK/LIVE USES

The City Council of the City of Oxnard makes the following findings:

1. A work/live use is sufficiently different from other uses that it warrants definition and regulation as a unique land use.
2. There is increasing demand for work/live-style developments in the limited manufacturing zone (ML) within the city.
3. A work/live residential use is compatible with limited manufacturing (ML) zone uses when the residential component of the work/live use is limited in size and the allowed limited industrial uses are further limited to those that do not present hazards to work/live unit residents. The Planning Commission shall determine that the location of the work/live development is adequately served by residentially-oriented public and private services so that the quality of life for the work/live residents is similar to that of the majority of city residents.
4. A work/live residential use is not compatible with light manufacturing (M-1) uses.
5. From 7:00 a.m. till 7:00 p.m. on Mondays through Saturday, the work/live use shall have the needs of the work component take precedence over the quiet enjoyment expectations of residents of the work/live unit, in that there may be noise, odors, or other impacts, as well as employees, walk-in trade or sales. During such hours, the predominant use of a work/live unit is commercial or industrial work activity, and residence is a secondary use.

Now, therefore, the City Council of the City of Oxnard does ordain as follows:

Part 1. Subsection 16-10 (A) of the City Code is hereby amended by adding the following definition to the City Code and renumbering the definitions that follow the added definition:

“(138) WORK/LIVE - A business establishment, part of which may be used as an accessory dwelling unit by the business operator or employee.”

Part 2. Subsection 16-190(C) of the City Code is hereby amended to read as follows:

“(C) Dwelling unit, one per establishment, for a security or maintenance person and such person’s family, when located on the premises where such person is employed in such capacity. Except as set for in part (G), below, no other residential uses are allowed.”

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Part 3. Subsection 16-190(G) is hereby added to the City Code to read as follows:

“(G) Dwelling unit, one per work/live unit that is part of a work/live development, with a Special Use Permit. Such dwelling unit shall comply with the following:

“(1) Each dwelling unit shall meet the requirements for ‘Efficiency Dwelling Units’, as set forth in the 1997 Uniform Building Code at section 310.7 and shall have a maximum superficial floor area that does not exceed 319 square feet.

“(2) Each dwelling unit shall have at least one designated garage parking space for the exclusive use of the resident of the work/live unit. The work/live development shall also meet the other parking requirements of sections 16-615 through 16-653 of this code.

“(3) Each occupied unit shall have an active business license at all times.

“(4) The developer shall record a Notice of Land Use Restrictions with the County Recorder, or record some other instrument to the satisfaction of the City Attorney, that restricts non-residential uses within the work/live development to those that do not pose an undue risk to the health, safety, and welfare of residents, as determined by the Planning and Environmental Services Manager.

“(5) The Planning Commission shall determine that the location of the work/live development is adequately served by residentially-oriented public and private services so that the quality of life for the work/live residents is similar to that of the majority of city residents.”

Part 4. Subsection 16-226(G) is hereby added to the City Code to read as follows:

“(G) Work/live uses.”

Part 5. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the city. Ordinance No. 2727 was first read on November 14, 2006 and finally adopted on \_\_\_\_\_, 20\_\_ to become effective thirty days thereafter.

AYES:

NOES:

ABSENT:

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Dr. Thomas E. Holden, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Daniel Martinez, City Clerk

*Gary L. Gillig*  
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Gary L. Gillig, City Attorney