



**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION**

**Amendment to Text No. 381**  
**County of Fresno**  
**Planning Commission**  
**March 24, 2022**



# AT No. 381

- Required pursuant to Housing Element Programs, State regulations and court order
- Requires final action from the Board of Supervisors per the Fresno County Zoning Ordinance and State Planning Law

# Proposed Changes

- Modify the Zoning Ordinance text to address programs identified in the 5th Cycle Housing Element (Program 10), recent litigation, and state mandated modifications related to Health and Safety Code Sections 17008, 17021.5, 17021.6 and 17021.8 related to employee and farmworker housing.

# Background

- July 15, 2021 – Planning Commission considered and recommended approval of prior version of text amendment.
- September 7, 2021 - AT 381 scheduled to be heard by the Board; pulled from agenda by County staff.
- February 10, 2022 – Revised AT 381 language was scheduled to be presented to the Planning Commission; pulled by County staff.
- February 25, 2022 – County staff met with local advocacy organization to address concerns and revise language.

# Background - Additional

- Fifth-Cycle Housing Element adopted by Board on March 15, 2016.
- Proposed changes would address certain programs imposed by the California Department of Housing and Community Development.
- Changes included Employee and Farmworker Housing.

# 2015 Farmworker Housing Changes vs. 2021 Proposal

## AT 371 adopted December 8, 2015

### For 4<sup>th</sup> and 5<sup>th</sup> Cycle Housing Element:

Temporary Farmworker Housing includes tents

Definition of Farmworker Dwelling Unit

Limits Farmworker Housing Unit to AE and AL Zone Districts only

Density for Temporary Farmworker Housing not clearly defined

Employed as a Farmworker in a commercial Farming Operation

Density vagueness for Farmworker Housing Complexes

Building Height utilizes R-2 Standards

Setbacks include 200-foot limitation next to residential properties

## March 24, 2022 – AT 381 (proposed)

### Changes Proposed to Date:

Removes tents as a housing type

Deletes Definition

Expands to R-A, R-1-A, R-R, R-1-A, R-1-AH, R-1-E, R-1-EH, AE, AL, RE and O Districts

Defines density per Local Area Management Program (LAMP)

Occupants must be employees or part of the employee's household

Limits density to underlying to LAMP or urban standard

Building height per underlying Zone District

Removes 200-foot limitation

# Comparison of Changes Continued

## AT 371 adopted December 8, 2015

### For 4<sup>th</sup> and 5<sup>th</sup> Cycle Housing Element:

Parcel where the Farmworker Housing Complex is located shall not be subdivided.

Removal of Farmworker Housing within 90 days if agricultural employment supplying the need for housing is eliminated.

Included language regarding laundry facilities

## March 24, 2022 – AT 381 (proposed)

### Changes Proposed to Date:

The prohibition deleted.

This provision deleted.

Removes language deemed too specific for ordinance

# Necessary Actions

## Recommended Motion (Approval Action)

1. Recommend that the Board of Supervisors approve Amendment to Text No. 381 modifying the text of the Fresno County Zoning Ordinance to address programs identified in the 5th Cycle Housing Element (Program 10), recent litigation, and state mandated modifications related to Health and Safety Code Sections 17008, 17021.5, 17021.6 and 17021.8 related to employee and farmworker housing; and
2. Recommend the Board of Supervisors determine that the above Recommended Actions are exempt from the California Environmental Quality Act; and
3. Direct the Secretary to prepare a Resolution forwarding AT 381 to the Board of Supervisors with a recommendation to approval.





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# AT No. 381 - Definitions

Proposed amendments to Section 803.6 SPECIFIC DEFINITIONS GROUP F

- Rewords or deletes definitions for Employee Housing, Temporary Farmworker Housing, Farmworker Dwelling Units, and Farmworker Housing Complexes.
- The definition for Farmworker Dwelling Unit is deleted as there is existing redundancy with the definition of Employee Housing.

# AT No. 381- Changes to AE and AL

## Proposed amendment to AE zone district

- Amendment to Section 816 - “AE”- Exclusive Agricultural District - deletes reference to Farmworker Housing Complexes in this zone district. This is due to the broadening of allowable districts for Farmworker Housing Complexes.

## Proposed amendments to AL zone district

- Amendment to Section 817 - “AL” - Limited Agricultural District - deletes reference to Farmworker Dwelling Units in this zone district.
- Amendment to Section 817 - “AL” - Limited Agricultural District - Section 817.1 – deletes reference to Farmworker Housing Complexes in this zone district. This is due to the broadening of allowable districts for Farmworker Housing Complexes.

# AT No. 381- Modifications to 855-O

Amend Section 855 – Property Development Standards - Section 855-O - Property Development Standards – Special Regulations to Implement Certain Provisions that are included in the Fifth-Cycle Housing Element:

- Modifies type of allowable units for Temporary Farmworker Housing to remove tents but continue to permit travel trailers and recreational vehicles while establishing a minimum density. Time limits would continue to be for 90 days and continue to restrict the allowable zone districts to AE and AL only. Employee Housing Act does not address nor require temporary farmworker housing.
- Defines districts which permanent Farmworker Housing Complexes may occur (R-A, R-1-A, R-R, R-1-A, R-1-AH, R-1-E, R-1-EH, AE, AL, RE and O) and makes clarifications.
- Ties density of Farmworker Housing Complexes to the Local Area Management Plan (LAMP), generally limits development on individual well and septic systems to one unit per two acres unless urban services available.
- Ties the development standards of Farmworker Housing Complexes to the development standards (building setback, building height, and setbacks between structures) to the underlying zone district.

# AT No. 381- Modifications to 855-O

Amend Section 855 – Property Development Standards - Section 855-O - Property Development Standards – Special Regulations to Implement Certain Provisions that are included in the Fifth-Cycle Housing Element:

- Provides density tables for Farmworker Housing Complexes to differentiate allowable densities if a property is served by private well/septic or served by community sewer and water.
- For parcels served by community sewer and water, sets an urban density baseline of 2,175 square feet of lot area, which is a low-density multifamily standard
- Deletes removal requirements for Farmworker Housing Complexes based on cessation of on-site agricultural activity.

SECTION 803.6 - SPECIFIC DEFINITIONS GROUP F.  
(Amended by Ord. 490.133 adopted 6-7-77, Amended by Ord. adopted - - 22)

EMPLOYEE HOUSING shall mean housing meeting the definition provided by California Health and Safety Code Section 17008, and as may be amended providing accommodations for six or fewer employees. and Employee Housing providing accommodations for six or fewer employees shall be deemed a single-family structure and a residential use of the property by a single household per the requirements of Section 17021.5 of the California Health and Safety Code. (Added by Ord. T-803-371 adopted 12-8-15; Amended by Ord. T-XXX-XXX adopted XX-XX-2022)

FARMWORKER HOUSING, TEMPORARY shall mean temporary residential accommodations (e.g., licensed travel trailers or recreational vehicles tents, travel trailers, etc.) provided for the shelter needs of individuals and families hired to meet the short-term needs (not to exceed 90 consecutive days) of an on-site bona fide commercial agricultural/farming operation (or off-site operations owned or managed by the same agricultural operation), provided for five or more temporary farm employees. Temporary Farm Labor Housing is permitted in the A-E and A-L districts. The Special Standards of Section 855-O shall apply. (Added by Ord. T-803-371 adopted 12-8-15; Amended by Ord. T-XXX-XXX adopted XX-XX-2022)

FARMWORKER DWELLING UNIT shall mean any single family residential unit occupied by a maximum of six farmworkers (per California Health and Safety Code Section 17021.5) or one farmworker and his or her household, and such a unit shall be deemed a single family structure and a residential use of the property. A unit meeting this definition is not subject to any special land use permitting requirements or restrictions beyond the permitting requirements for a single family residential unit within the subject zone district. A Farmworker Dwelling Unit shall not be included within the definition of a boarding house, rooming house, hotel, dormitory or other similar use that implies the unit is a for-profit business or a use that differs in any way from a single family dwelling. (Added by Ord. T-803-371 adopted 12-8-15)

FARMWORKER HOUSING COMPLEX shall mean any employee farmworker housing other than a Farmworker Dwelling Unit that: 1) contains a maximum of 36 beds if the housing consists of group living quarters such as barracks or bunkhouses, and is occupied exclusively by employees and their households farmworkers; or 2) contains a maximum of 12 residential units occupied exclusively by employees farmworkers and their households if the housing does not consist of group living quarters (per California Health and Safety Code Section 17021.6). A Farmworker Housing Complex is considered an ancillary agricultural land use. A Farmworker Housing Complex is permitted in the A-E and A-L districts any zone district which permits agricultural land uses. The Special Standards of Section 855-O shall apply including a listing of applicable agricultural zone districts. (Added by Ord. T-803-371 adopted 12-8-15; Amended by Ord. T-XXX-XXX adopted XX-XX-2022)

SECTION 816

"AE" EXCLUSIVE AGRICULTURAL DISTRICT

SECTION 816.1 - USES PERMITTED

- H. Farmworker Housing Complexes subject to the provisions of 855-O. (Amended by Ord. T-803-374 adopted 12-8-15) [Reserved] Amended by Ord. T-XXX-XXX adopted XX-XX-2022)

SECTION 817

"AL" LIMITED AGRICULTURAL DISTRICT

- P. Farmworker Dwelling Units subject to the provisions of 855-O. (Added by Ord. T-803-374 adopted 12-8-15) [Reserved] Amended by Ord. T-XXX-XXX adopted XX-XX-2022)
- Q. Farmworker Housing Complexes subject to the provisions of 855-O. (Added by Ord. T-803-374 adopted 12-8-15) [Reserved] Amended by Ord. T-XXX-XXX adopted XX-XX-2022)

SECTION 855

PROPERTY DEVELOPMENT STANDARDS

SECTION 855-O. PROPERTY DEVELOPMENT STANDARDS – SPECIAL STANDARDS OF PRACTICE AND REGULATIONS TO IMPLEMENT THE FRESNO COUNTY HOUSING ELEMENT (Added by Ord. T-803-371 adopted 12-8-15 Amended by Ord. T-094-380 adopted 11-24- 20)

2. Farmworker Housing, Temporary

This Section provides use and development regulations for Temporary Farmworker Housing in compliance with State law and as defined in Section 803.7 (Specific Definitions – Group F). Temporary Farmworker Housing shall be allowed solely in the AE and AL Zone Districts and consist of temporary residential accommodations (travel trailers or licensed recreational vehicles) to provide for shelter if individuals and families for short-term periods (not to exceed 90 consecutive days). Temporary housing in this manner must be sited on a bona fide commercial agricultural/farming operation (or off-site operations owned or managed by the same agricultural operation) and limited to twelve individual units at a density that meets the requirements of the Fresno County Local Area Management Plan (LAMP) for properties served by individual septic systems including any available variance provisions.

a. Temporary Farmworker Housing shall be allowed in the AE and AL Zone Districts.

b. Temporary Farmworker Housing shall consist of Temporary residential accommodations (e.g., tents, travel trailers, etc.) to provide for the shelter needs of individuals and families hired to meet the short-term needs (not to exceed 90 consecutive days) of an on-site bona fide commercial agricultural/farming operation

(or off-site operations owned or managed by the same agricultural operation), to accommodate five or more temporary farm employees.

- e. ~~Temporary Farmworker Housing must meet the minimum County Standards provided for Farmworker Housing Complexes as defined in Section 855-O.3.e below.~~

3. Farmworker Housing Complexes

This Section provides use and development regulations for Farmworker Housing Complexes in compliance with State law and as defined in Section 803.7 (Specific Definitions – Group F). ~~Employee Farmworker housing for farm employees and their families households~~ consisting of up to thirty-six (36) beds in a group quarters (Farmworker Housing Complex) or up to twelve (12) units or spaces designed for use by a single family or household shall be allowed subject to the provisions of this Section. Every person, or agent or officer thereof, constructing, operating, or maintaining a Farmworker Housing Complex shall comply with the requirements of this Section and all applicable health, safety and building codes and standards.

- a. ~~A Farmworker Housing Complex shall be allowed in the AE and AL Zone Districts as provided in Section 17021.6 of the Health and Safety Code, in any of the following zone districts that permit agricultural land uses: R-A, R-1-A, R-R, R-1-A, R-1-AH, R-1-E, R-1-EH, AE, AL, RE and O.~~
- b. ~~A Farmworker Housing Complex shall permit the occupancy of employees, regardless of the industry or work performed, where the housing accommodations qualify as employee housing as defined in Section 17008 of the California Health and Safety Code and shall also permit occupancy of employees and the employees' household does not need to be located on the site of a qualifying agricultural operation where the farmworkers are employed, however, the occupants of the complex must be employed as a Farmworker in a commercial farming operation.~~
- c. A Farmworker Housing Complex provided by the employer and maintained in connection with the work or place where work is being performed must comply with all provisions of Section 17008(a) of the California Health and Safety Code.
- d. A Farmworker Housing Complex not maintained in connection with any workplace and provided by someone other than an agricultural employer must comply with all provisions of Section 17008(b) of the California Health and Safety Code, except the requirement that the housing accommodations must be located in a rural area.
- e. The minimum parcel size and number of units or beds to establish a Farmworker Housing Complex shall be as follows:



Table 1 – Section 855-O  
Individual Units or Spaces

<u>Without Urban Services (Community Sewer and Water)</u>	
<u>Zone District</u>	<u>Number of Units/Spaces</u>
R-A	<u>One (1) unit or space per the minimum parcel size allotted by the LAMP up to twelve (12) units or spaces per parcel</u>
R-R	<u>One (1) unit or space per the minimum parcel size allotted by the LAMP up to twelve (12) units or spaces per parcel</u>
A-E	<u>One (1) unit or space per the minimum parcel size allotted by the LAMP up to twelve (12) units or spaces per parcel</u>
A-L	<u>One (1) unit or space per the minimum parcel size allotted by the LAMP up to twelve (12) units or spaces per parcel</u>
R-E	<u>One (1) unit or space per the minimum parcel size allotted by the LAMP up to twelve (12) units or spaces per parcel</u>
Q	<u>One (1) unit or space per the minimum parcel size allotted by the LAMP up to twelve (12) units or spaces per parcel</u>
R-1-A	<u>One (1) unit or space per the minimum parcel size allotted by the LAMP up to twelve (12) units or spaces per parcel</u>
R-1-AH	<u>One (1) unit or space per the minimum parcel size allotted by the LAMP up to twelve (12) units or spaces per parcel</u>
R-1-E	<u>One (1) unit or space per the minimum parcel size allotted by the LAMP up to twelve (12) units or spaces per parcel</u>
R-1-EH	<u>One (1) unit or space per the minimum parcel size allotted by the LAMP up to twelve (12) units or spaces per parcel</u>
<u>With Urban Services (Access to Community Sewer and Water)</u>	
<u>Zone District</u>	<u>Number of Units/Spaces</u>
R-A	<u>One (1) unit or space per every 2,175 square feet of lot area up to twelve (12) units or spaces per lot</u>
R-R	<u>One (1) unit or space per every 2,175 square feet of lot area up to twelve (12) units or spaces per lot</u>
A-E	<u>One (1) unit or space per every 2,175 square feet of lot area up to twelve (12) units or spaces per lot</u>
A-L	<u>One (1) unit or space per every 2,175 square feet of lot area up to twelve (12) units or spaces per lot</u>
R-E	<u>One (1) unit or space per every 2,175 square feet of lot area up to twelve (12) units or spaces per lot</u>
Q	<u>One (1) unit or space per every 2,175 square feet of lot area up to twelve (12) units or spaces per lot</u>
R-1-A	<u>One (1) unit or space per every 2,175 square feet of lot area up to twelve (12) units or spaces per lot</u>
R-1-AH	<u>One (1) unit or space per every 2,175 square feet of lot area up to twelve (12) units or spaces per lot</u>
R-1-E	<u>One (1) unit or space per every 2,175 square feet of lot area up to twelve (12) units or spaces per lot</u>
R-1-EH	<u>One (1) unit or space per every 2,175 square feet of lot area up to twelve (12) units or spaces per lot</u>

**Table 2 – Section 855-O  
Group Quarters without Urban Services  
(Community Water and Sewer)**

<b>Without Urban Services (Community Sewer and Water)</b>	
<b>Zone District</b>	<b>Number of Units/Spaces</b>
R-A	Six (6) beds per the minimum parcel size allotted by the LAMP with one (1) additional bed for every additional acre of parcel size up to a maximum of thirty-six (36) beds per parcel
R-R	Six (6) beds per the minimum parcel size allotted by the LAMP with one (1) additional bed for every additional acre of parcel size up to a maximum of thirty-six (36) beds per parcel
A-E	Six (6) beds per the minimum parcel size allotted by the LAMP with one (1) additional bed for every additional acre of parcel size up to a maximum of thirty-six (36) beds per parcel
A-L	Six (6) beds per the minimum parcel size allotted by the LAMP with one (1) additional bed for every additional acre of parcel size up to a maximum of thirty-six (36) beds per parcel
R-E	Six (6) beds per the minimum parcel size allotted by the LAMP with one (1) additional bed for every additional acre of parcel size up to a maximum of thirty-six (36) beds per parcel
O	Six (6) beds per the minimum parcel size allotted by the LAMP with one (1) additional bed for every additional acre of parcel size up to a maximum of thirty-six (36) beds per parcel
R-1-A	Six (6) beds per the minimum parcel size allotted by the LAMP with one (1) additional bed for every additional acre of parcel size up to a maximum of thirty-six (36) beds per parcel
R-1-AH	Six (6) beds per the minimum parcel size allotted by the LAMP with one (1) additional bed for every additional acre of parcel size up to a maximum of thirty-six (36) beds per parcel
R-1-E	Six (6) beds per the minimum parcel size allotted by the LAMP with one (1) additional bed for every additional acre of parcel size up to a maximum of thirty-six (36) beds per parcel
R-1-EH	Six (6) beds per the minimum parcel size allotted by the LAMP with one (1) additional bed for every additional acre of parcel size up to a maximum of thirty-six (36) beds per parcel
<b>With Urban Services (Access to Community Sewer and Water)</b>	
<b>Zone District</b>	<b>Number of Units/Spaces</b>
R-A	Six (6) beds for the first 2,175 square feet of lot area, with one additional bed allotted for every additional 1,000 square feet of available lot area up to a maximum of thirty-six (36) beds per lot
R-R	Six (6) beds for the first 2,175 square feet of lot area, with one additional bed allotted for every additional 1,000 square feet of available lot area up to a maximum of thirty-six (36) beds per lot
A-E	Six (6) beds for the first 2,175 square feet of lot area, with one additional bed allotted for every additional 1,000 square feet of available lot area up to a maximum of thirty-six (36) beds per lot
A-L	Six (6) beds for the first 2,175 square feet of lot area, with one additional bed allotted for every additional 1,000 square feet of available lot area up to a maximum of thirty-six (36) beds per lot
R-E	Six (6) beds for the first 2,175 square feet of lot area, with one additional bed allotted for every additional 1,000 square feet of available lot area up to a maximum of thirty-six (36) beds per lot
O	Six (6) beds for the first 2,175 square feet of lot area, with one additional bed allotted for every additional 1,000 square feet of available lot area up to a maximum of thirty-six (36) beds per lot
R-1-A	Six (6) beds for the first 2,175 square feet of lot area, with one additional bed allotted for every additional 1,000 square feet of available lot area up to a maximum of thirty-six (36) beds per lot
R-1-AH	Six (6) beds for the first 2,175 square feet of lot area, with one additional bed allotted for every additional 1,000 square feet of available lot area up to a maximum of thirty-six (36) beds per lot
R-1-E	Six (6) beds for the first 2,175 square feet of lot area, with one additional bed allotted for every additional 1,000 square feet of available lot area up to a maximum of thirty-six (36) beds per lot
R-1-EH	Six (6) beds for the first 2,175 square feet of lot area, with one additional bed allotted for every additional 1,000 square feet of available lot area up to a maximum of thirty-six (36) beds per lot

- f. In addition to California Code applicable state law regarding the operation and safety of employee housing, Farmworker Housing Complexes must meet the following minimum County standards, and as authorized by Section 17021.8(e) of the California Health and Safety Code:
- (1) ~~The minimum parcel size to establish a Farmworker Housing Complex shall be 20 acres as stipulated by the standard minimum parcel size for qualifying agricultural operations within Agriculturally designated properties within the County.~~
  - (2) ~~No more than thirty-six (36) beds in a group quarters or up to twelve (12) units or spaces designed for use by a single family or household or spaces designed for use by a single family or household are allowed on an individual parcel. This is permitted in addition to one single family dwelling unit as permitted by-right per parcel. Establishment of Farmworker Housing on a parcel will supersede any secondary residential units as defined in Section 855-N.~~
  - (1) Building Height - The provisions of the "R-2" District, Section 827 underlying zone district shall apply.  
  
Yards - The provisions of the "AE" District, Section 816 shall apply, except that year-round Farmworker Housing Complexes, which are those housing year-round basis, must be set back a minimum of two hundred (200) feet from any property lines adjacent to a residential zoning underlying zone district shall apply.
  - (3) Space Between Buildings - The provisions of the "R-2" District, Section 827 underlying zone district shall apply, except that no animal or fowl pen, coop, stable, barn or corral shall be located within forty (40) feet of any dwelling or other building used for human habitation.
  - (4) Off-Street Parking for Farmworker Housing Complexes based on individual units (12 units maximum per ~~20-acre~~ parcel) - There shall be at least one (1) designated parking space for every dwelling unit. Spaces must be marked and maintained in a dust-free manner with surfacing such as gravel or other material as approved by the Director of the Department of Public Works and Planning. These spaces shall be on the same lot with the main building which they are intended to serve and located to the rear of the required front yard.
  - (5) Off-Street Parking for Farmworker Housing Complexes based on dormitory beds (36 beds maximum per ~~20-acre~~ parcel) – The parking standards of 855-I – Rooming Houses, Lodging Houses, Clubs and Fraternity and Sorority Houses shall apply.
  - (6) All Farmworker Housing Complexes not connected to community sewer or water shall meet the minimum on-site County separation requirements for well and septic systems and the Fresno County adopted LAMP requirements including any available variance provisions. ~~Further, evidence must be provided to the County Health Officer that the on-site soils meet State and All Farmworker Housing Complexes meeting the definition of a Public Drinking Water System shall comply with State Water Resources Control Board standards (Health and Safety Code, Title 17 and 22).~~
  - (7) All units constructed shall meet the minimum required building and safety code requirements, ~~including code requirements for compliance with the Americans with Disabilities Act and laundry facility requirements based on~~

- (2) ~~No more than thirty-six (36) beds in a group quarters or up to twelve (12) units or spaces designed for use by a single family or household or spaces designed for use by a single family or household are allowed on an individual parcel. This is permitted in addition to one single family dwelling unit as permitted by right per parcel. Establishment of Farmworker Housing on a parcel will supersede any secondary residential units as defined in Section 855-N.~~
- (1) Building Height - The provisions of the "R-2" District, Section 827 underlying zone district shall apply.
- (2) Yards - The provisions of the "AE" District, Section 816 shall apply, except that year-round Farmworker Housing Complexes, which are those housing complexes occupied by one or more tenants of the farming operation on a year-round basis, must be set back a minimum of two hundred (200) feet from any property lines adjacent to a residential zoning underlying zone district shall apply.
- (3) Space Between Buildings - The provisions of the "R-2" District, Section 827 underlying zone district shall apply, except that no animal or fowl pen, coop, stable, barn or corral shall be located within forty (40) feet of any dwelling or other building used for human habitation.
- (4) Off-Street Parking for Farmworker Housing Complexes based on individual units (12 units maximum per 20-acre parcel) - There shall be at least one (1) designated parking space for every dwelling unit. Spaces must be marked and maintained in a dust-free manner with surfacing such as gravel or other material as approved by the Director of the Department of Public Works and Planning. These spaces shall be on the same lot with the main building which they are intended to serve and located to the rear of the required front yard.
- (5) Off-Street Parking for Farmworker Housing Complexes based on dormitory beds (36 beds maximum per 20-acre parcel) – The parking standards of 855-I – Rooming Houses, Lodging Houses, Clubs and Fraternity and Sorority Houses shall apply.
- (6) All Farmworker Housing Complexes not connected to community sewer or water shall meet the minimum on-site County separation requirements for well and septic systems and the Fresno County adopted LAMP requirements including any available variance provisions. Further, evidence must be provided to the County Health Officer that the on-site soils meet State and local standards for on-site wastewater treatment systems (septic systems). ~~All Farmworker Housing Complexes meeting the definition of a Public Drinking Water System shall comply with State Water Resources Control Board standards (Health and Safety Code, Title 17 and 22).~~
- (7) All units constructed shall meet the minimum required building and safety code requirements, ~~including code requirements for compliance with the Americans with Disabilities Act and laundry facility requirements based on~~

- g. Conversion - The housing units shall not be converted to any other use unless the conversion is approved by the County of Fresno. Any conversion shall be subject to the applicable zoning ordinance standards at the time of the conversion.
  - h. The Planning Commission may authorize additional beds or units or a combination of group quarters and units or spaces designed for use by a single family or household beyond the limits set in this section through the conditional use permit process, based on the Commission's ability to making specific findings as outlined in Section 873.
  - i. ~~The parcel where the Farmworker Housing Complex is located shall not be subdivided. [Reserved]~~
  - i. Permanent units or spaces designed for use by a single family or household and Farmworker Housing Complexes require the completion of a Farmworker Housing verification form prior to building permit application submittal. The verification form shall include information regarding the housing type, number of dwelling units or beds, estimated length of occupancy, estimated maximum number of occupants, anticipated occupants' employment information, or other information that established that the accommodations are to be maintained in connection with any work or place where work is performed and for Farmworker Housing for six or more workers, proof that a permit to operate from the California Department of Housing and Community Development (HDC) has been obtained and maintained.
  - j. ~~Farmworker Housing is subject to removal within ninety (90) days (or converted to another approved use) if the agricultural employment upon which the need for the unit(s) is based is eliminated. This section shall not apply if a finding is made that elimination of the agricultural use for no more than twenty-four (24) months is related to the long-term functioning of agriculture on the site(s) used to establish the housing need (e.g., crop rotation, replanting, disease, etc.).~~
4. Eligible Agricultural Employee Housing Development
- An Eligible Agricultural Employee Housing Development defined in and that satisfies the requirements of Section 17021.8 of the California Health and Safety Code, and as may be amended, is allowed in any of the following zone districts that permit agricultural land uses R-A, R-1-A, R-R, R-1-A, R-1-AH, R-1-E, R-1-EH, AE, AL, RE and O. An Eligible Agricultural Employee Housing Development is subject to the minimum County standards identified in Section 855-O(e).
- (Amended by Ord. T-XXX-XXX adopted XX-XX-2022)