



## BASIC ZONING REQUIREMENTS

The following are general setback, lot coverage and parking requirements for individual zone districts. These requirements cover the most common situations, but special circumstances may exist and the Planning Division should be consulted regarding specific sites. Any questions regarding these requirements should be reviewed with the Planning Division, which is located in City Hall, 501 Poli Street, Ventura, CA 93001, on the first floor, Room 117, Phone No. (805) 654-7894.

**R-1 Zones:  
(Single Family)** Front Yard Setback - 20% depth\* of the lot, but need not exceed 25 feet.

Side Yard Setbacks - 10% width\* of lot, but need not exceed 5 feet. Street side yard on corner lots one-half the required front setback but need not exceed 10 feet.

Rear Yard Setback - 25% depth of lot or 25 feet whichever is less.

Lot Coverage - 35% of total lot area.\*

Height - 2-1/2 stories not to exceed 30 feet\* (For hillside lots, check with Planning Division for additional requirements.)

Parking - 2 spaces within a fully enclosed garage with interior dimensions of 18 feet wide by 20 feet deep.

**R-2 Zone:  
(Two Family)** Front Yard Setback - 20% depth\* of lot, but need not exceed 25 feet.

Side Yard Setbacks - 10% width of lot, but need not exceed 5 feet. Street side yard on corner lots one-half the required front setback but need not exceed 10 feet.

Rear Yard Setback - 25% depth of lot or 25 feet, whichever is less.

Lot Coverage - 60% of total lot area.\*

Height - 2-1/2 stories not to exceed 30 feet.\*

Parking - 2 spaces within a fully enclosed garage for each unit with interior dimensions of 18 feet wide by 20 feet deep each.

**R-1-B Zone:  
(Single Family  
Beach)** Front Yard Setback - 20 feet.

Side Yard Setbacks - 10% width of lot, but need not exceed 5 feet. Street side yard on corner lots 10 feet.

Rear Yard Setback - 15 feet.

Lot Coverage - 40% of total lot area.\*

Height - 2-1/2 stories not to exceed 30 feet\*, except no portion of a structure within the front 30 feet of a lot is to exceed 22 feet in height.

Parking - 2 spaces within a fully enclosed garage with interior dimensions of 18 feet wide by 20 feet deep.

**R-2-B Zone:  
(Two Family  
Beach)**

Front Yard Setback - 20 feet.

Side Yard Setbacks - 10% width\* of lot, but need not exceed 5 feet. Street side yard on corner lots 10 feet.

Rear Yard Setback - 15 feet.

Lot Coverage 60% of total lot area.\*

Height - 2-1/2 stories not to exceed 30 feet\*, except no portion of a structure within the front 30 feet of a lot is to exceed 22 feet in height.

Parking - 2 spaces within a fully enclosed garage for each unit with interior dimensions of 18 feet wide by 20 feet deep each.

**R-3 Zones:  
(Multi-Family)**

R-3-1 (1 unit/800 sq. ft. of land area); R-3-2 (1 unit/1,200 sq. ft. of land area); R-3-3 (1 unit/1,600 sq. ft. of land area); R-3-4 (1 unit/2,000 sq. ft. of land area); R-3-5 (1 unit/2,400 sq. ft. of land area).

Front Yard Setback - 20% the depth\* of lot or 20 feet whichever is less.

Side Yard Setbacks - 10% width\* of lot, but need not exceed 5 feet. Street side yard on corner lots one-half required front setback but need not exceed 10 feet.

Rear Yard Setback - 25% depth of lot or 25 feet whichever is less.

Lot Coverage - 60% of total lot area.\*

Height - 3 stories not to exceed 45 feet.

Parking - Based on type and size of units; see Offstreet Parking Regulations per City of San Buenaventura Ordinance Code, Section 24.415.

**R-P-D Zones:  
(Residential  
Planned  
Development)**

Setbacks - No part of any structure shall be constructed less than 20 feet from any property line adjacent to a public or private street right-of-way. An additional 5 feet of setback required for each 10 feet in height over 25 feet in height of a structure. There are no other general setback requirements.

Parking - Based on type and size of units, see Offstreet Parking Regulations per City of San Buenaventura Ordinance Code, Chapter 24.415.

**P-0 Zone:  
(Professional  
Office)**

Front Yard Setback - No less than 10 feet.

Side Yard Setback - No less than 5 feet on each side and no less than 10 feet on street side of corner lots.

Rear Yard Setbacks - 25% depth of lot or 25 feet whichever is less.

Lot Coverage - None set by Ordinance Code.

Height - 3 stories not to exceed 45 feet.

Parking - 1 space/300 gross sq. ft. of floor area.

**C-1 Zone:  
(Limited  
Commercial)**

Front Yard Setback - None set by Ordinance Code.

Side Yard Setbacks - None set by Ordinance Code.

Rear Yard Setback - 20% the depth of lot or 20 feet, whichever is less.

Height - 3 stories not to exceed 45 feet.

Lot Coverage - None set by Ordinance Code.

Parking - 1 spaces/300 gross sq. ft. of floor area for office/retail use. All other uses see Offstreet Parking Regulations per City of San Buenaventura Ordinance Code, Chapter 24.415.

**C-1-A Zone:  
(Intermediate  
Commercial)** Same as C-1 Zones except for Height - 6 stories not to exceed 75 feet.

**C-2 Zone:  
(General  
Commercial)** Same as C-1-A.

**C-P-D Zone:  
(Commercial  
Planned  
Development)** Front Yard Setback - 20% depth of lot or 20 feet ,whichever is less.  
Side Yard Setbacks - None set by Ordinance Code.  
Rear Yard Setback - 20% depth of lot or 20 feet, whichever is less.  
Lot Coverage - 50% of total lot area.  
Height - 6 stories not to exceed 75 feet.  
Parking - Same as C-1.

**M-X-D Zone:  
(Mixed Use)** Front Yard Setback - None set by Ordinance Code.  
Side Yard Setbacks - None set by Ordinance Code.  
Rear Yard Setback - 20% the depth of lot or 20 feet.  
Lot Coverage - None set by Ordinance Code  
Height - 6 stories not to exceed 75 feet.  
Parking - Same as C-1.

**C-T-O Zone:  
(Commercial  
Tourist Oriented)** Same as C-P-D except for height - no structure shall exceed 30 feet.

**H-C Zone:  
(Harbor  
Commercial)** Front Yard Setback - No less than 10 feet.  
Side Yard Setbacks - None set by Ordinance Code.  
Rear Yard Setback - None unless adjacent to water then 25 feet from top of rock revetment.  
Lot Coverage - 50% of total lot area.  
Height - 3 stories not to exceed 45 feet.  
Parking - Same as C-1-A.

**M-1 Zones: (Limited Industrial)** Front Yard Setback - None set by Ordinance Code.  
Side Yard Setbacks - None set by Ordinance Code.  
Rear Yard Setback - 20% depth of lot or 20 feet, whichever is less.  
Lot Coverage - None set by Ordinance Code.  
Height - 3 stories not to exceed 45 feet.  
Parking - 1 space / 300 gross sq. ft. of floor area used for office; 1 space / 500 gross sq. ft. of floor area used for manufacturing; 1 space / 1,000 sq. ft. of floor area used for warehouse; other type uses (e.g. commercial) see Ordinance Code, Section 24.415.

**M-2 Zone: (General Industrial)** Same as M-1 except for height - 6 stories not to exceed 75 feet.

**M-P-D Zone: (Manufacturing Planned Development)** Front Yard Setback - No less than 20 feet.  
Side Yard Setbacks - 10 feet on interior sides, 20 feet on street side of corner lots.  
Rear Yard Setback - No less than 20 feet.  
Lot Coverage - 50% of total lot area.  
Height - 6 stories not to exceed 75 feet.  
Landscaping - 15% of total site area.  
Parking - Same as M-1.  
Several industrial tracts have Special Development Criteria which have requirements above and beyond the Ordinance; check for applicability (reference by Tract number).

**DC Zone (Downtown Core)** Refer to Downtown Specific Plan

**DR Zone (Downtown Residential)** Refer to Downtown Specific Plan

**CR Zone (Corridor Renovation)** Refer to Downtown Specific Plan

\* All setback requirements are measured from the property line to the nearest building line.  
Lot depth and widths are the measurement at the middle of the lot.  
Percentage requirements include all covered areas, such as second story projections, patio roofs, entry covers, balconies, etc.  
Heights are measured from the vertical distance above the average established curb grade in front of the lot to the highest point of the roofline, including parapets, screen walls, or roof-mounted equipment.  
For corner lots, the front property line is the narrowest street frontage, the longest property line being the street side yard.

**HOURS:** Monday, Tuesday, Wednesday and Friday, 8:00 a.m. to 5:00 p.m.  
Thursday 9:00 a.m. to 5:00 p.m.  
**LOCATION:** Ventura City Hall, 501 Poli Street, Room 117  
**PHONE:** (805) 654-7894 or (805) 654-7893  
**MAILING ADDRESS:** P.O. Box 99, Ventura, CA 93002-0099