

24S.100

PURPOSE AND APPLICABILITY

24S.100 Purpose and Applicability

24S.100.010 Title and Purposes of the Development Code

In 2005, with adoption of the 2005 Ventura General Plan, the City of Ventura embarked upon an effort to provide an overall framework for new development projects to fit into a larger interconnected set of neighborhoods in the Saticoy & Wells area. As called for in the 2005 General Plan, the Community Plan vision for the Saticoy & Wells area is that “new residential development produces high-quality designs and a range of housing across all income levels, pedestrian orientation of land uses, treatment of streetscapes as community living space and environmentally sensitive building design and operation”. Corresponding to this vision, the Saticoy & Wells Community Plan sets forth eleven guiding principles on which development of a new form-based code for the Saticoy & Wells area of the City of Ventura is to be based:

1. Traditional Neighborhood Development
2. Make Great Public Places
3. Generate A Continuous Network of Great Thoroughfares
4. Make Great Neighborhoods
5. Create A Variety of Housing Choices
6. Live Near Transit
7. Get The Retail Right
8. Encourage Various Modes of Transit
9. Get The Parking Right
10. Maintain Industry Functions
11. Manage Natural Resources Through ‘Infill First’ and Green Redevelopment

This form-based code was developed to accomplish the eleven policy purposes of the Saticoy & Wells Community Plan through use of 'transect zones.' As described in Table A, transect zones represent a spectrum of development characteristics and intensities with systematic variations in each transect zone via 'sub-zones'. The Saticoy & Wells Development Code is written to address those areas of the Saticoy & Wells Community Plan Area that are within the incorporated jurisdiction of the City of San Buenaventura and are thus considered ripe for development based on two specific plan applications and several other areas of interest by developers for specific plan development. Areas regulated by this Development Code are indicated through colors in applicable transect areas of the Regulating Plan (Figure 1-1). Areas within the Saticoy & Wells Community Plan, but outside applicable transect zones of the Saticoy & Wells Development Code, are within the jurisdiction of the County of Ventura, or an applicable or pending specific plan application which at the time of the Saticoy & Wells Plan and Code adoption remain in the unincorporated area of the County of Ventura. The City encourages incorporation of these properties in the future.

This SUBPART 24S of the City of San Buenaventura Zoning Ordinance shall be known, and may be cited, as the "Saticoy & Wells Development Code" or may be cited simply as the "Code". References to "Code" or "Development Code" within the text of this Saticoy & Wells Code are references to this Saticoy & Wells Code unless the context clearly indicates otherwise, e.g., references to the "Municipal Code" mean the San Buenaventura Municipal Code; references to the "Government Code" are to the California State Government Code, and so on. Chapter 3 of the Ventura General Plan ("Our Well Planned and Designed Community") describes how the City's Planning Area is comprised of certain Planning Communities, including the Saticoy & Wells Community Plan & Code area, and further designates, among other things, certain significant "corridors" for future evaluation and implementation actions. Included among these corridors is the Wells corridor located within the Saticoy & Wells Community Plan area. This Saticoy & Wells Code carries out the policies of the Ventura General Plan by classifying and regulating the types and intensities of development and land uses within the Saticoy & Wells area consistent with, and in furtherance of, the policies and objectives of the General Plan. This Saticoy & Wells Code is adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the community.

24S.100.020 Authority

This Development Code is enacted based on the authority vested in the City of San Buenaventura by the State of California, including but not limited to: the State Constitution; and the California Planning and Zoning Law (Government Code Sections 65000et seq.)

24S.100.030 Responsibility For Administration

This Development Code shall be administered by: The Ventura City Council, hereafter referred to as the "Council"; the Planning Commission, referred to as the "Commission"; the Design Review Committee, hereafter referred to as the DRC; the Historic Preservation Committee, referred to as the HPC; the Community Development Director, or the Director's designee, referred to as the "Director"; the Zoning Administrator; the Community Development Department, hereafter referred to as the "Department", and other City bodies and officials as identified in this Development Code.

All findings, approvals, determinations, or other exercises of discretionary judgment or any other delegation of authority pursuant to this code by the Director his successors or designees, or any other decision making authorities, shall be carried out in a manner consistent with the purposes of this Saticoy & Wells Code, the zoning ordinance, the City's General Plan, and the orderly development of the City.

24S.100.040 Applicability

This Saticoy & Wells Development Code applies to all development, subdivisions, and land uses within the Regulating Plan boundaries in Section 24S.102.040, as follows.

A. REQUIREMENTS FOR NEW STRUCTURES OR LAND USES, OR CHANGES TO STRUCTURES OR LAND USE

It is unlawful, and a violation of this Saticoy & Wells Development Code for any person to establish, construct, reconstruct, alter, or replace any structure or land use, except in compliance with the following requirements, and Chapter 24.465 (Nonconforming Uses, Structures, and Lots). No planning permit, building permit or grading permit shall be issued by the City unless the proposed construction complies with all applicable provisions of this Saticoy & Wells Code and all other applicable provisions of law.

1. Design and Development Standards, Conditions of Approval.

Each structure and land use shall comply with all applicable standards of this Saticoy & Wells Code, any additional regulations within the Zoning Ordinance for specific use types that are cited in Section 24S.203.031, Table B. (Land Use Tables - Specific Function), and any applicable conditions imposed by a previously granted discretionary planning permit or approval.

The provisions of Chapter 24.420: Sign Regulations of the Municipal Code regulates the use of all signs. Signs for non-residential uses are subject to the provisions outlined in Sec. 24.420.140 Commercial Zones.

Domestic animals. Domestic animals, as defined in Chapter 24.110 of the Municipal Code, are permitted in all Saticoy & Wells zones, provided that, no more than four adult animals over the age of four months are permitted per dwelling unit or establishment and, further provided that, no more than three adult dogs shall be permitted per dwelling unit or establishment.

Livestock animals. Livestock animals, as defined in Chapter 24.110 of the Municipal Code, are not permitted in any of the Saticoy & Wells zones.

Wild animals. Wild animals, as defined in Chapter 24.110 of the Municipal Code, are not permitted in captivity in any of the Saticoy & Wells zones.

2. Allowable Use.

Land uses are allowed by this Saticoy & Wells Code as permitted, or conditionally permitted, in the zone applied to the site. The basis for determining whether a use is allowed is described in Section 24SW.203.030 (Land Use Tables).

3. Permit and Approval Requirements

Any discretionary planning permit or other approval required by Section 24S.203.030 (Land Use Tables) must be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use, and any structures related to the proposed use, are constructed, otherwise established or put into operation.

4. Legal Lot

The site of a proposed development or new land use must be a lot or lots legally created in compliance with

the Subdivision Map Act and the City's Subdivision Regulations.

B. SUBDIVISIONS

Any subdivision of land proposed within the City after the effective date of this Development Code shall enable development of structures consistent with evaluation standards relating to Urban Standards and Building Type; including, where applicable, those relating to Mixed Type Development Standards. A subdivision application shall contain, to the Director's satisfaction, sufficient plans and information to demonstrate existing and/or future development upon newly created lots may feasibly conform to the Development Code.

C. MINIMUM REQUIREMENTS

The provisions of this Saticoy & Wells Code are minimum requirements for the protection and promotion of the public health, safety, and general welfare. When this Saticoy & Wells Code provides for discretion on the part of a City official or body, that discretion may be exercised to impose conditions on the approval of any project proposed in the Saticoy & Wells Code, as may be determined by the review authority to be necessary to establish or promote appropriate development and land use, environmental resource protection, and the other purposes of this Code.

D. INTERFACE WITH OTHER REGULATORY REQUIREMENTS

1. Municipal Code Provisions.

This Saticoy & Wells Code is a subpart of the Zoning Ordinance and the San Buenaventura Municipal Code. As is the case with other provisions of the Zoning Ordinance, all other provisions of the San Buenaventura Municipal Code continue to apply within the Saticoy & Wells Code area except as expressly provided to the contrary in the Saticoy & Wells Code. In any instance where there is no conflict between a requirement of this Saticoy & Wells Code and a requirement or other provision of the Municipal Code because a regulatory subject is addressed elsewhere in the Municipal Code but not in the Saticoy & Wells Code, such as, by way of example but without limitation, the entertainment permit requirements set forth in Chapter 10.450 of the Municipal Code, or the encroachment permit requirements set forth in Chapter 18.100 of the Municipal Code, the Municipal Code provision is intended to, and shall, apply.

2. Zoning Ordinance Provisions.

This Saticoy & Wells Code is a sub-part of the zoning ordinance. If a conflict occurs between a requirement or other provision of this Saticoy & Wells Code and a requirement or other provision of the zoning ordinance, the provision of this Saticoy & Wells Code shall control regardless of whether the Saticoy & Wells Code provision is more liberal or more restrictive. In any instance where there is no conflict between a requirement of this Saticoy & Wells Code and a requirement or other provision of the zoning ordinance because a development-related subject is addressed in the zoning ordinance but not in the Saticoy & Wells Code, the zoning ordinance provision shall apply.

3. Saticoy & Wells Code requirements.

In the event of any conflict within the requirements of this Saticoy & Wells Code, the provisions of Chapters 24S. 201 (Optional Zones), 24S.202 (Overlay Zones), 24S.204 (Frontage Type Standards), and 24S.205 (Building Type Standards) shall control over Chapter 24S.203 (Allowed Land Uses) and 24S.200 (Zones and Development Standards).

4. Applicability within Optional Zones

The Saticoy and Wells Development Code establishes a parallel method of coding for certain geographical areas within the planning area. For those designated optional zone areas, the provisions of the Municipal Code and Zoning Ordinance applicable to the “base zone”, or that zoning designation in effect prior to the date of adoption of this Development Code, including but not limited to Applicability, Approval Requirements, Variances, and Rules of Interpretation, shall control until such time that an owner elects to implement the standards of the optional zone. While governed by the standards of the base zone, all land uses, buildings, and structures that conformed to the base zone as the date of adoption of this Development Code, shall not be considered non-conforming if they fail to conform to the urban standards of the applicable optional zone.

Upon request by an owner and subsequent approval of the optional standards through the planning permit application process, the provisions of this Development

Code, including but not limited to Applicability, Approval Requirements, Variances, and Rules of Interpretation shall control.

5. Private Agreements.

This Saticoy & Wells Code applies to all development and land uses regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction (for example, CC&Rs), without affecting the applicability of the agreement or restriction.

24S.100.045 Approval Requirements

Each structure and land use shall be established, constructed, reconstructed, enlarged, altered, moved or replaced in compliance with the following requirements:

A. ALLOWABLE USE OR FUNCTION

The land use or function must be allowed by the Urban Standards in the zone where the site is located. Adult-oriented uses (i.e., Zone Regulations Chapter 24.492) are prohibited within the Plan area.

B. SUBDIVISIONS AND ZONE CHANGES

1. Development increments that exceed the specified maximum block perimeter or optional zone minimum lot size standard must submit a tentative parcel/tract map application depicting new publicly accessible streets in locations that result in the creation of city blocks that do not exceed the maximum block perimeter.
2. The applicant shall also submit a zone change application amending the Regulating Plan depicting the proposed subdivision, which, upon approval, shall be used to regulate all future development on the new blocks.

C. PERMIT AND APPROVAL REQUIREMENTS

Any and all planning permits or other approvals required by this Development Code shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed as exempted below.

D. DEVELOPMENT STANDARDS, CONDITIONS OF APPROVAL

Each land use and structure shall comply with the develop-

ment standards of Chapter 24S.200, 24S.201 and 24S.202 (Zones and Development Standards, Optional Zones and Overlay Zones), Chapter 24S.205 (Building Type) and Chapter 24S.207 (Mixed Type Development Standards), any applicable standard of Chapter 24 (Municipal Code), and conditions imposed by a previously granted planning permit.

E. NEW NONRESIDENTIAL LAND USE IN AN EXISTING BUILDING OR ON DEVELOPED SITE

A land use identified by Chapter 24S.200, 24S.201 and 24S.202 (Zones and Development Standards, Optional Zones and Overlay Zones) as a "P" (Permitted) use, that is proposed on a site where no construction requiring a Building Permit will occur, shall require a zoning clearance as provided for below to ensure that the site complies with all applicable standards of this Development Code, including parking, landscaping, signs, trash enclosures, etc. Zoning clearance shall not be granted and the proposed land use shall not be established unless the site and existing improvements comply with all applicable requirements of this Development Code, except as provided by the Nonconformity Regulations of Zoning Ordinance Chapter 24.465. No zoning clearance shall be issued if the request in question is located on the same site where there are existing violations of this plan, including, without limitation, violations of the terms of a discretionary permit or approval relating to the site. Zoning clearances shall expire 180 days after issuance, unless otherwise indicated on the clearance or unless the use of land or structures or building construction has commenced and is being diligently pursued.

F. DESIGN REVIEW

Major Design Review, according to the procedural requirements of Zoning Ordinance Chapter (Sec. 24.545) shall be required for the following:

1. All new development located within the T3.3 Neighborhood General, T4.10 Urban General, and T5.4 Urban Center zones, excluding Front Yard House, Sideyard House and Carriage House.
2. Additions and exterior changes to all structures providing for non-residential uses and all structures with over three dwelling units.

G. USE PERMIT

A land use identified by Chapter 24S.203 (Allowable Land Use) as a "UP" (Use Permit) use, shall require a Use Permit. Zoning Ordinance Chapter 24.520 (Use Permit Procedure)

H. DIRECTOR'S PERMIT

Uses or activities of the Development Code requiring Director's Permit approval shall be processed according to the requirements of Zoning Ordinance Chapter 24.505 (Director's Permit Procedure).

I. FLOODPLAIN DEVELOPMENT PERMIT

A Flood Area Development Permit shall be obtained before construction or development begins within any area identified on the Flood Plain Insurance Rate Map as being within a special flood hazard area per Municipal Code 12.440. Such permit shall be in addition to any other permits required by this code.

J. RESIDENTIAL CONDOMINIUM CONVERSIONS

In order to regulate development in a manner that provides a variety of housing types and neighborhoods for residents, both renters and owners, the provisions of Zoning Ordinance Chapter 24.425 (Residential Condominium Conversion Regulations) shall apply to all proposed residential condominium conversion projects located within the T3.3, T4.10 and T5.4 zones.

K. ACCESS AND OPEN SPACE REVIEW

Prior to issuance of building permits, site plans and floor plans shall be reviewed by the Director to determine that building type access and open space requirements will be met. This review shall preclude or lessen the possibility that dwellings without compliant access and sufficient open space, including sufficient off-street parking space(s), might be installed during or after construction. During building access and open space review process, additional changes may be required in the placement of exterior doors, windows, stairways, hallways, utility connections, or other fixtures or architectural features when determined by the Director to be necessary or desirable to preclude or lessen the likelihood of unlawful dwelling unit creations in the future.

L. CONSUMER RECYCLING COLLECTION

Consumer recycling collection is permitted in the T4.10 or T5.4 zones and shall be located on a site whereby they do not occupy or displace required parking spaces or required landscaped areas. No more than six collection bins, containers, or reverse vending machines, not to exceed a total of 200 square feet in area, shall be located on any one site.

M. TREATMENT OF POTENTIAL HISTORIC RESOURCES

1. Prior to completion of a Historic Resources Survey for the entire Saticoy & Wells Community Plan area, or the area covered by the Saticoy & Wells Code, all new development subject to the Saticoy & Wells Development Code shall be evaluated on an interim basis as follows
 - a. Applications for all development proposals involving structures over 40 years in age shall include a historic, technical assessment (or "Phase I") prepared by a City-designated historic professional.
 - b. Upon reviewing a "Phase I" historic assessment, the Community Development Director may request additional documentation in the form of a Phase II study.
 - c. Community Development Department staff shall evaluate the Phase I and/or Phase II to determine whether the application involves a Historic Resource as defined by CEQA.
 - d. If the Director determines a potential Historic Resource is present, but not formally designated as a landmark or already on a State or Federal register, the development proposal shall be reviewed by the Historic Preservation Committee (HPC) for compliance with the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.
 - e. If the Community Development Department Director determines a Historic Resource is not present, the development proposal shall be reviewed pursuant to the standards in Sections 24S.200 -24S.205.
2. Prior to completion of a Historic Resources Survey for the entire Saticoy & Wells Community Plan Area, or the area covered by the Saticoy & Wells Code, all requests to demolish a structure over 40 years of age in the Saticoy & Wells Area, shall be evaluated as follows regardless of whether new development or redevelopment is being proposed for the property in conjunction with such demolition:
 - a. The Demolition permit application shall include a Phase I assessment. The Director or Building Official may request additional documentation via a Phase II study if warranted by the findings of the Phase I assessment.
 - b. Community Development Department staff shall evaluate the Phase I and/or Phase II study to determine whether the demolition permit application affects a Historic Resource.
 - c. If the Director determines that a potential Historic

Resource would be in part or wholly, demolished, an Initial Study shall be prepared for purposes of further CEQA evaluation.

- d. The Historic Preservation Committee (HPC) shall review, and if prepared, the resulting environmental document and demolition permit application at a public hearing with prior publication and mailed notice. Following the public hearing, the HPC may approve, conditionally approve, or deny the demolition permit application depending upon its ability to cause a significant environmental impact relative to the Historic Resource.

N. OTHER REVIEW PROCEDURES

By way of example but without limitations, the following procedural requirements of the Zoning Ordinance and State law shall also apply within the Code area:

Alcoholic Beverage Establishments (24.460)

Development Agreement Procedure (24.550)

Specific Plan Procedure (24.555)

Notice and Hearing Requirements (24.560)

Appeal Procedure (24.565)

Permit Amendment, Revocation and Reevaluation Procedure (24.570)

Enforcement Procedure (24.580)

Subdivision Regulations (Municipal Code Division 26)

24S.100.047 Variances: Warrants and Exceptions

The Administrative Variance procedure set forth in Chapter 24.535 shall not apply in the Saticoy & Wells Code area, except with respect to administrative hearing procedures as specified below. Instead, there shall be two levels of variance from the evaluation standards of the Saticoy & Wells Development Code: Warrants and Exceptions.

A. TYPE

Variances are classified into two categories based on their assignment to evaluation, standards and, consequently, the ability of those standards to further the goals, policies and actions of this plan. Mere economic or financial hardship alone is not sufficient justification for granting either a Warrant or Exception.

1. Warrant.

- a. A Warrant is a variance that would permit a development performance standard that is not consistent with a specific provision of this code, but is justified by its ability to fulfill this code's intent while not compromising its purpose, policies and actions.
- b. Any development performance standard with the notation "[W]" indicates a mandatory requirement unless Warrant approval is obtained.
- c. All of the following Zone and Development Standards are mandatory requirements unless approval of a Warrant is obtained:
 - i. Building Placement: Architectural Encroachments
 - ii. Building Type: Minimum Lot Width - by no more than a 10-foot reduction and where all requirements of Chapter 24S.205 (Building Types), exclusive of those measures designated [DR], are met.
- d. Warrants are subject to Director review and action in an Administrative Hearing including prior publication and mailed notice, pursuant to Chapter 24.535.
- e. Warrants are discouraged but may be permissible when they fulfill the code's purpose, policies and actions.
- f. Warrants may be obtained for approval of civic buildings that do not conform to the Zone and Development Standards Chapter 24S.200.

2. Exceptions

- a. An Exception is a more stringent degree of variance that would permit a development performance standard that is not consistent with a specific provision of this code that is critical to the furtherance of its purpose, policies and actions.
- b. Any development performance standard with the notation "[E]" indicates a mandatory requirement unless Exception approval is obtained.
- c. All of the following Zone and Development Standards are mandatory requirements unless approval of an Exception is obtained:
 - i. Building Placement: Primary Buildings
 - ii. Building Placement: Accessory Buildings as it relates to Accessory Buildings only and not Carriage Houses
 - iii. Parking: Parking Placement
 - iv. Parking: Parking Requirements

- d. Exceptions are subject to Planning Commission review and action, including prior publication, mailed and posted notice.
 - e. Exceptions are strongly discouraged since they severely compromise the ability to fulfill the code's goals, policies and actions.
3. Design Review
- a. Any building type evaluation standard that, regardless of the use of terms such as "should" and "shall," is followed by the notation "[DR]" indicates a permissive requirement that is subject to Design Review. No Warrant or Exception shall be required.

B. LIMITATIONS

The following evaluation standards shall not be eligible for Warrants or Exceptions:

1. Building Type - Minimum Lot Width reduction of more than 10-feet and where all requirements of Chapter 245.205 (Building Types), exclusive of those measures designated [DR] are not met.
2. All Development Code standards relating to Carriage Houses.
3. Land use or activity on a particular site which is not otherwise allowed.
4. Home Occupations.

C. SUBMITTAL REQUIREMENTS

Each Warrant or Exception application shall include, at a minimum, the following:

1. A statement of the evaluation standard or standards that are the subject of the proposed Warrant or Exception;
2. A textual description of the manner in which the applicant proposes to deviate from such evaluation standard or standards;
3. Plans, drawn to scale, showing the nature, location, dimensions, and elevation of the structure, area, or part thereof that is the subject of the proposed Warrant or Exception; including the development projects relationship to the surrounding context;
4. A justification for the proposed variance in light of the requirements set forth above; and
5. Such other information as may be required by the Director, DRC, Commission or Council.

D. PROCESSING

Both Warrants and Exceptions shall be reviewed and acted upon in accordance with the procedural requirements of Zoning Regulation Sections 24.535.150 through 24.535.230.

E. FINDINGS

In order to approve a Warrant or Exception, the review authority must make findings as follows:

1. All warrants:
 - a. The Warrant, while not consistent with a specific provision of this Code, is justified by its ability to fulfill this code's intent or by hardship.
 - b. The Warrant would result in development compatible with the scale and character of existing development in the vicinity.
 - c. The Warrant would result in development that is not detrimental to or that would adversely impact adjacent properties.
 - d. The project authorized by a Warrant or Exception is consistent with the policies and provisions of the 2005 Ventura General Plan.
 - e. The project authorized by a Warrant or Exception is consistent with the policies and provisions of the Saticoy & Wells Community Plan.
2. Warrants for civic buildings in addition to (1) a, b, and c, above: The civic building provides a public service dedicated to arts, culture, education, recreation, government, transit and/or public parking and is uniquely designed to feature as a prominent, architecturally significant contribution to the built environment such that exemption from the provisions of Chapter 24S.200 24S.201 and 24S.202 is warranted.
3. Exceptions: The parcel of property has physical characteristics so unusual that complying with the evaluation standard would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the existing or proposed structure, its inhabitants, or the property owners.

F. CONDITIONS OF APPROVAL

In approving a Warrant or Exception, the review authority:

- a. May impose any reasonable conditions to ensure that the approval complies with the findings re-

quired above.

- b. The project authorized by a Warrant or Exception is consistent with the policies and provisions of the 2005 Ventura General Plan.
- c. The project authorized by a Warrant or Exception is consistent with the policies and provisions of the Saticoy & Wells Community Plan.

24S.100.048 Exemptions From Planning Permit Requirements

The planning permit requirements of this Development Code do not apply to the structures, land uses, and activities identified by this Section. These are allowed in all planning areas subject to compliance with this Section.

A. GENERAL REQUIREMENTS FOR EXEMPTION

The land uses, structures, and activities identified by Subsection B. below are exempt from the planning permit requirements of this Development Code only when:

1. The new use, activity or structure associated with the Carriage House, Front Yard House and Side Yard House that are established and operated in compliance with the setback requirements, height limits, and all other applicable standards of Chapter 24S.200, 24S.201 and 24S.202 (Zones and Development Standards, Optional Zones and Overlay Zones), Chapter 24S.205 (Building Type), and, where applicable, those relating to Nonconformity Regulations; and
2. All permits or approvals required by City regulations other than this Development Code is obtained (for example, a Building Permit).

B. EXEMPT ACTIVITIES AND LAND USES

The following are exempt from the land use permit requirements of this Development Code when in compliance with Subsection A. above.

1. Decks, paths and driveways. Decks, platforms, on-site paths, and driveways that are not otherwise required to have a Building Permit or Grading Permit.
2. Fences and walls in compliance with height and location requirements in the T3.3 Neighborhood General, T4.10 General Urban, T5.4 Urban Central zones.
3. Interior remodeling. Interior alterations that do not increase the gross floor area of the structure, or change the permitted use of the structure.
4. Repairs and maintenance.
 - a. Single-family dwellings. Ordinary non-structural re-

pairs to, and maintenance of, single-family dwellings.

- b. Multi-family, and non-residential structures. Ordinary non-structural repairs to, and maintenance of multi-family residential and non-residential structures, if:
 - i. The work does not change the approved land use of the site or structure, or add to, enlarge or expand the land use and/or structure; and
 - ii. Any exterior repairs employing the same materials and design as the original construction.

5. Small, portable residential accessory structures

A single portable structure of 120 square feet or less per lot or unit, including pre-manufactured storage sheds and other small structures in T3.3 Neighborhood General, T4.10 Urban General, T5.4 Urban Center zones that are exempt from Building Permit requirements in compliance with the Municipal Code and the California Building Code. Additional structures may be approved in compliance with Chapter 24S.200 (Zones and Development Standards), where allowed by the applicable zoning district.

6. Spas, hot tubs, and fish ponds

Portable spas, hot tubs, and constructed fish ponds, and similar equipment and structures that do not:

- i) exceed 120 square feet in total area including related equipment;
- ii) contain more than 2,000 gallons of water; or
- iii) exceed two feet in depth.

7. Utilities

The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be permitted in any zoning district. These include: water; gas; electric; supply or disposal systems; including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and structures. Satellite and wireless communications antennas are not exempt, and are instead subject to Chapter 24S.200 (Zones and Development Standards) and Zoning Ordinance Chapter 24.497 (Telecommuni-

cations Facilities).

24S.100.050 Rules of Interpretation

Except for Section 24S.102 (relating to the interpretation of Regulating Plan and Transect Zone Boundaries) and Section 24S.203.030 (relating to the interpretation of Land Use Tables), the interpretation of any provision of this Saticoy & Wells Code, including the implementation of the Regulating Plan, shall be carried out in accordance with Section 24.105.080.

24S.100.060 Design Intent and Use of Code

A. URBAN DESIGN INTENT

The Saticoy & Wells Development Code defines development standards for the design of buildings and related site improvements within the areas mapped on the Regulating Plan, Section 24S.102.040.

Generally, the zoning ordinance regulates the intensity and use of development, while this Saticoy & Wells Code implements the General Plan and Community Plan more closely by defining and regulating the urban form and character of development, as well as its intensity and use. The key organizing principle of this Saticoy & Wells Code, and of the General Plan, is the Transect, which is a conceptual and design-oriented device that systematically correlates urban form and character with development intensity and use. Areas of more intense activity and use are required to take on a “more urban” character, while areas of lower intensity activity and use take on a “less urban” or “more rural” character. A summary presentation of the Transect concept may be found in Chapter 3 of the General Plan and its implementation is the basis for Section 24S.102 (Regulating Plan and Transect Zones) herein.

Many of the standards in this Code are similar to those in other zones throughout the City, including setbacks and height limits. However, this Saticoy & Wells Code also provides standards for specific “building types” and “frontage types” that ensure an urban form and character that is suitable to Ventura. These types have been selected, and are defined herein, to ensure that the form of new buildings, and their location and configuration upon their lot, is specifically appropriate to Ventura, and to the Saticoy & Wells area.

It is important to note that building types describe the general form, scale, organization and urban character of buildings. This is different from and generally independent of

architectural style. The several building types and several frontage types available in a zone may be combined in a virtually unlimited number of ways by a skilled designer to meet programmatic requirements, to respond with sensitivity to the existing surrounding urban context, and to become a seamless part of a varied yet unified streetscape and public realm.

The General Plan defines a number of Communities and Corridors, including the Saticoy & Wells Community Plan area and Wells Corridor as it passes through the Saticoy & Wells Community Plan area. The General Plan directs that the communities utilize pedestrian linkages to connect neighborhoods and gradually transform areas that do not yet have a neighborhood pattern. The General Plan also directs that corridors evolve over time to become active mixed-use environments that include residential and mixed-use buildings with higher densities than in the neighborhood interiors, along with a range of amenities within a pleasant walking distance of the adjoining neighborhoods, in transit-oriented use patterns, intensities and urban character.

In order to define and regulate development that will achieve these goals, while ensuring that it is also compatible with the scale and character of adjoining neighborhoods, three transect zones have been established for the Saticoy & Wells area. The T3.3, T4.10 and T5.4 zones describe and regulate the intended scale and character of development for properties within the Saticoy & Wells Community, as mapped on the Regulating Plan, Section 24S.102.040. For a complete description of these zones see Section 24S.102.030.

B. HOW TO USE THIS CODE

To find the development standards that apply to a particular parcel of land, the following steps should be taken:

1. Locate the subject parcel on the Regulating Plan (Section 24S.102.040).
2. Note the zone designation for that parcel, either T3.3, T4.10 or T5.4.
3. Also note any special designations for that parcel that may also be present on the Regulating Plan, such as a “residential overlay” or a “shopfront overlay”, as these requirements will supersede other provisions in the T4.10 or T5.4 Zone standards.
4. To determine the uses that are allowed in that zone, refer to the Land Use tables (Section 24S.203.031).

5. Then refer to the zone standards for the zone that applies to the subject parcel. T3.3 standards are located in Section 24S.200.030, T4.10 standards are located in Section 24S.200.040, and T5.4 standards are located in Section 24S.200.050. These standards provide all the basic setback and height requirements for the parcel with regard to buildings, parking and associated site improvements, and also identify the building types and frontage types that are allowed. Remember that any special designations on the Regulating Plan supersede the information on the zone page.
6. To determine allowable building types, refer to Building Types as presented in Section 24S.205. Note that building types may be combined, as described in Section 24S.207.050 (Mixed Type Development Standards). To promote a diversity of building types, and to control the visual scale of new development projects. Type mixing is required on parcels over 30,000 s.f. in area.
7. To determine allowable frontage types, refer to Frontage Types as presented in Section 24S.204. One of the types allowed in the applicable zone must be selected, and integrated with the selected building type.
8. Section 24S.206.020 thru 24S.206.041 describe a range of suggested improvements for streets in the Saticoy & Wells that would be implemented as part of the new development.

