

24S.102

REGULATING PLAN AND TRANSECT ZONES

24S.102.010 Purpose

This section establishes the zones applied to property within the City and adopts the Regulating Plan for the Saticoy & Wells area as its zoning map.

24S.102.020 Regulating Plan and Transect Zones

The Saticoy & Wells Regulating Plan (hereafter referred to as the “Regulating Plan”), as shown in Figure 1-1, shall be an amendment to the zoning district map authorized by Section 24.105.040 (Adoption of the Zoning District Map).

A. TRANSECT ZONES ESTABLISHED

The Ventura General Plan establishes the Transect as a tool that can be used by the community to understand and describe the full range of unique environmental and built characteristics within each of Ventura’s neighborhoods. Each of six basic transect zones represents a spectrum of development characteristics and intensities. Using the six parenthetical transect zones to better understand the broad planning designations of the 2005 General Plan Diagram, adopted form-based codes will establish a finer-grained (site specific) set of development standards to ensure that new development is in keeping with local preferences for building. Within T4, for example, these development characteristics range from the almost exclusively residential, quiet neighborhood interiors, to more active and mixed-use neighborhood activity centers, or neighborhood edges abutting larger, busier streets and transit corridors. Similar systematic variations exist in each transect zone. In order to describe these important differences, and to create a regulatory structure with some precision, a number of sub-zones are defined.

The area within the Regulating Plan boundaries (the “Saticoy & Wells Area”) is subject to this Saticoy & Wells Development Code, and shall be divided into transect zones that implement the Ventura General Plan. The transect zones described in Section 24S.102.030 (Transect Sub-Zone Descriptions) are hereby established, and shall be shown on the Regulating Plan for the Saticoy & Wells Area.

B. INTERPRETATION ZONE BOUNDARIES

If there is uncertainty about the location of any zone boundary shown on the Regulating Plan, the location of the boundary shall be determined by the Director as follows.

1. Where a zone boundary approximately follows a lot line, alley, or street line, the lot line, street or alley centerline shall be construed as the zone boundary, as applicable;
2. If a zone boundary divides a parcel and the boundary line location is not specified by distances printed on the Regulating Plan, the location of the boundary will be determined by using the scale appearing on the Regulating Plan; and
3. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zone of the adjoining property on either side of the vacated or abandoned street or alley.

C. TRANSECT ZONES, SUB-ZONES, OPTIONAL ZONES AND OVERLAY ZONES

The Saticoy & Wells Development Code employs three basic transect zones, T.3, T.4 and T.5. The use of “sub-zones” within each transect zone enables development standards that subtly increase or decrease the intensity and urban character from one area to the next, encouraging a seamless transition from street to street and block to block. This tool also allows the standards to be calibrated to existing neighborhood characteristics on adjacent land that are intended to be preserved, protected or extended. The three basic sub-zones defined in this Code are T3.3, T4.10 and T5.4, as described in Section 24S.200.

To provide an even finer level of precision and subtlety the technique of “overlay zones” and “optional zones” are added. Overlay zones are applied to specific areas of the Regulating Plan, modifying selected development standards of the underlying transect zone. For instance, such an overlay zone would modify some combination of the allowed use types, or allowed frontage types within the overlay area as designated on the Regulating Plan, while leaving the other standards of that zone intact. Two overlay zones the shopfront overlay zone and residential overlay, are defined in this Code, as described in Section 24S.202.

Optional zones offer an alternate, form-based, set of regulations for properties that were recently developed or entitled as a part of a large-scale non form-based residential subdivision. One purpose of optional zones is to mitigate the economic hardship caused by the creation of nonconforming structures.

Special districts are areas of the Development Code specially designated to remain consistent and refer to existing development standards contained in the San Buenaventura Municipal Code. For such special districts, the Mobile Home Park Special District, Industrial Special District, Parks and Open Space Special District and Civic District included in this Saticoy & Wells Development Code as described in Section 24S.200.

D. NEIGHBORHOOD GENERAL ZONE (T3.3)

245.102.030 Transect Zone Descriptions

TABLE A: Transect Zone Descriptions.

This table provides a generalized Transect for Ventura. A detailed description of the Transect refinements used in this Development Code is in Section 245.102.030, Subsection D (Neighborhood General Zone –T3.3), Subsection E (Urban General Zone – T4.10) and Subsection F (Urban Center Zone- T5.4)

<p>T1 THE NATURAL ZONE consists of the natural and permanent open space areas within Ventura that are intended for preservation. These include the sand beach along the ocean, the Ventura River corridor, the Santa Clara River corridor, the hillsides to the north, and the Ventura/Oxnard Greenbelt to the south, and certain barrancas within the City fabric. The T1 zone may also include lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	
<p>T2 THE RURAL ZONE consists of areas of Ventura that are reserved for agricultural use (SOAR), and have an open “country road” character and are sparsely settled. Significant T2 areas are present between the 101 Freeway and the Santa Clara River in the Olivas, Northbank, Montalvo and Serra Communities; in the “internal greenbelt” running north to Foothill Road through the Serra, and Poinsettia Communities; south of Foothill Road in the Juanamaria and Wells Communities, and in small patches of the North Avenue Community.</p>	
<p>T3 THE SUB-URBAN ZONE, consists of low-density suburban residential areas within the College, Thille Montalvo, Poinsettia, Juanamaria, Serra, Saticoy and Wells Communities. Planting is naturalistic with relatively deep setbacks. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	
<p>T4 THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has wide range of building types. Setbacks and landscaping are variable. Streets typically define medium sized blocks.</p>	
<p>T5 THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, office, rowhouses and apartment uses. It has a tight network of streets with wide sidewalks, steady tree planting, and buildings set close to the frontages..</p>	
<p>T6 THE URBAN CORE ZONE consists of the heart of Downtown Ventura, which has the highest development intensities in the City and the greatest variety of uses, and important civic buildings. The Downtown is the City’s historic and cultural heart, and the Code is intended to encourage the area to also become richly mixed use, with specialty retail, offices, and residential in mixed use buildings, and a wide variety of quality restaurants. Buildings are generally simpler and boxier in their massing than in other parts of the City, predominantly mixed in use, between 2 and 6 stories in scale, attached to one another, and set close to street frontages. Streetscapes are intended to include wide sidewalks with steady street tree plantings set in the pavement.</p>	

Note: T1,T2,and T6 are shown above for reference, and are not applied to the Saticoy & Wells area by this Development Code.

The Neighborhood General Zone is applied to areas appropriate for a mix of house and lot sizes, characterized by detached single family houses on larger lots.

E. URBAN GENERAL ZONE (T4.10)

The urban condition envisioned by the 2005 General Plan and Saticoy & Wells Community Plan for the Wells Corridor Area, is neighborhoods that include walkable streets, reasonably scaled blocks, and building types that generally relate well to the pedestrian. The General Neighborhood Zone (T4) achieves a balanced mix of residential and neighborhood serving commercial uses within a walkable setting. T4.10 is created herein for that purpose, and is applied to portions of the Wells Corridor. The design intent of the T4.10 Zone is to encourage mixed-use and higher density residential infill development within the areas mapped on the Regulating Plan, to achieve the goals of the General Plan, and the Saticoy & Wells Community Plan.

F. URBAN CENTER ZONE (T5.4)

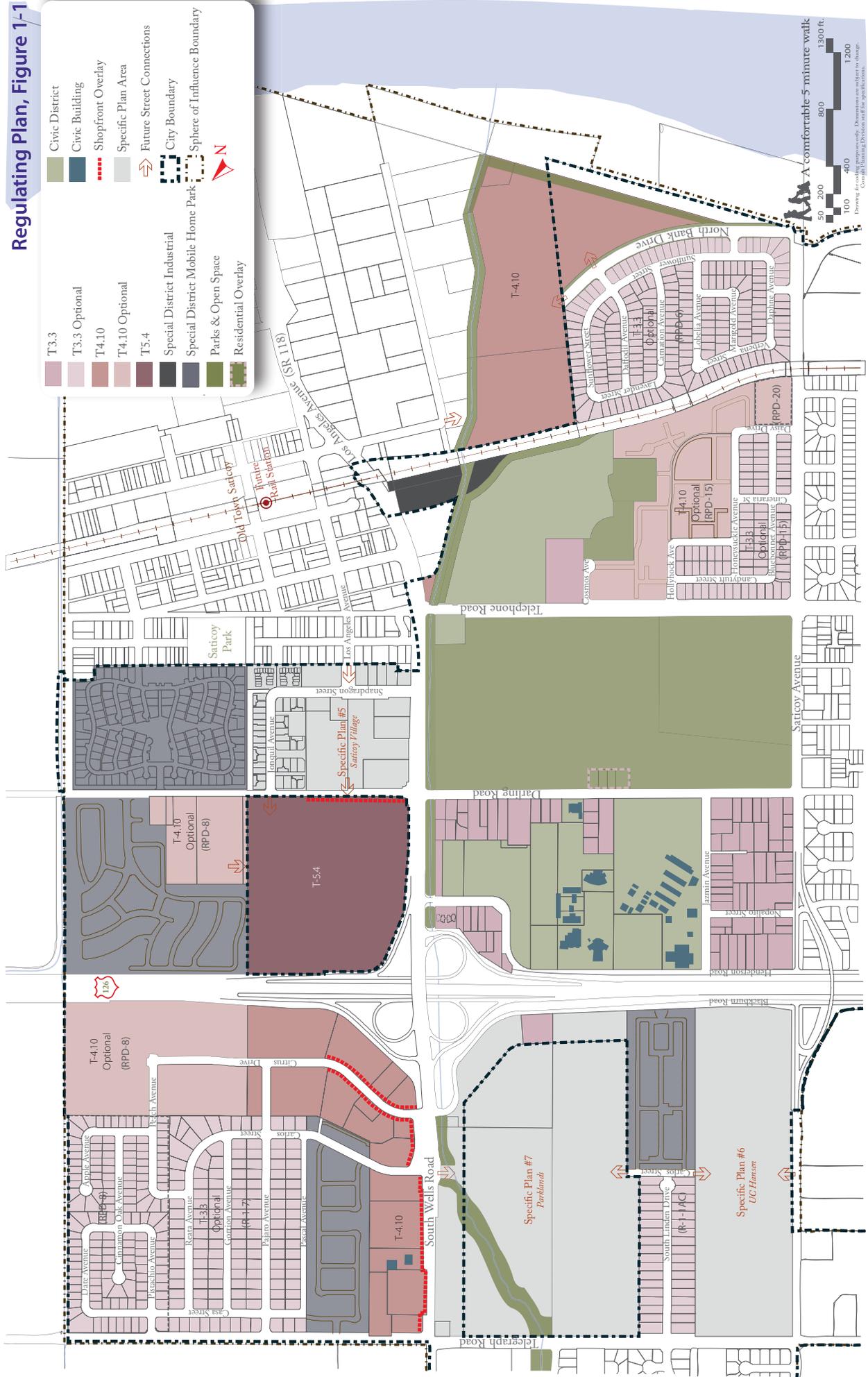
The Wells Corridor area south of the 126 freeway is identified in the Saticoy & Wells Community Plan document as a more intense “activity center” with opportunity to develop community-serving retail along with housing. Accordingly, the portion of this area on the east side of Wells, south of the 126 freeway is classified as T5.4, Urban Center, (See Section 245.200.050), to allow buildings and streetscapes that are more urban in character than the rest of the Saticoy & Wells Area, with buildings up to 4 stories in height. Certain overlay zones are provided to ensure commercial shopfront where intended by the Saticoy & Wells Community Plan. See Section 245.202.030

245.102.040 Regulating Plan

The following page is the Regulating Plan for the Saticoy & Wells Development Code. The Regulating Plan is the coding key for the Saticoy & Wells Development Code.

Regulating Plan, Figure 1-1

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|-----------------------------------|------------------------------|
| T3.3 | Civic District |
| T3.3 Optional | Civic Building |
| T4.10 | Shopfront Overlay |
| T4.10 Optional | Specific Plan Area |
| T5.4 | Future Street Connections |
| Special District Industrial | City Boundary |
| Special District Mobile Home Park | Sphere of Influence Boundary |
| Parks & Open Space | North Arrow |
| Residential Overlay | |



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