

24S.200

ZONES AND DEVELOPMENT STANDARDS

Section 24S.200 details the urban standards applicable for each Transect Sub-Zone as applied in the Saticoy & Wells Development Code. The following sections include requirements for building placement, building profile and frontage, parking and services, building types and allowable land uses.

24S.200.030 The Neighborhood General Zone (T3.3)

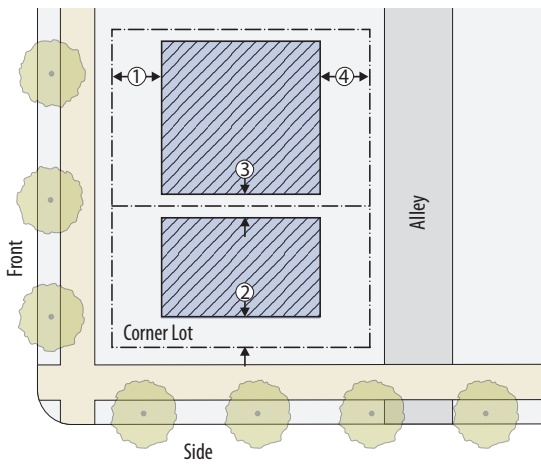


Diagram A: Building Placement

A. BUILDING PLACEMENT

1. PRIMARY BUILDINGS

A primary building shall be placed on a lot in compliance with the following requirements, within the hatched area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 24S.205 (Building Type Standards).

- a. Front Setback: 15' min., 20' max.
 - i. 18' min, for lots with grades below street level.
- b. Side Street Setback: 12' min.
- c. Side Yard Setback: 5' min.
- d. Rear Setback: 20' min.

2. ACCESSORY BUILDINGS

If permitted, each secondary building shall be located in compliance with the following setback requirements, as shown by the shaded area in Diagram C.

- a. Primary Street Setback: 50% of lot depth min.
 - i. For lots abutting an agricultural buffer area, 50% calculation shall not include portion of lot within agricultural buffer area.
- b. Side Street Setback: 12' min.
- c. Side Yard Setback: 5' min.
- d. Rear Setback: 5' min.

3. ARCHITECTURAL ENCROACHMENTS

The following building elements may encroach into required setback (including any agricultural buffer areas where applicable): porches, stoops, balconies, bay windows, chimneys, eaves and cantilevered rooms. Encroachments shall be limited as follows.

- a. 8' max for porches encroaching into the primary or side street setback.
- b. 3' max for bay windows or balconies encroaching into the primary or side street setback.
- c. 2' max. for other encroachments.

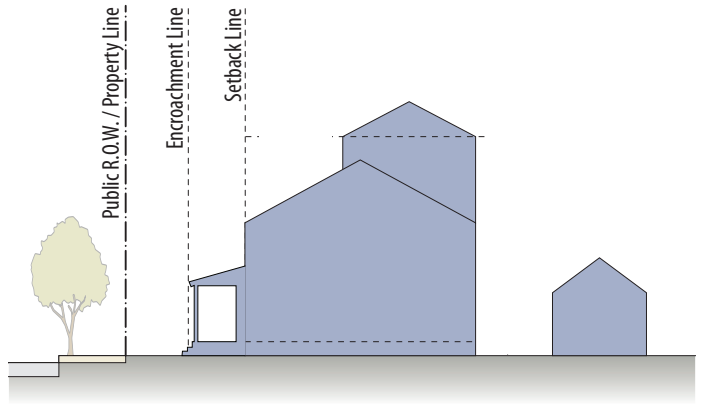


Diagram B: Building Profile

B. BUILDING PROFILE AND FRONTAGE

Each proposed building shall comply with the following building profile requirements.

1. HEIGHT

The height of Primary and Accessory Buildings shall not exceed the following limits, as shown in Diagram B. Minimum and maximum height shall be measured from the adjacent finish grade.

- a. Maximum Height for Primary Building eave height: 2 storied, 20' max. to eave height and 28' max. to ridge line.
- b. Secondary Building eave height: 18' max. to eave.
- c. First Floor Height: 12" min., 36" max.

2. ALLOWED FRONTAGE TYPES

Only the following frontage types are allowed within the T3.3 zone.

- a. Common Yard
- b. Porch & Fence
- c. Door Yard

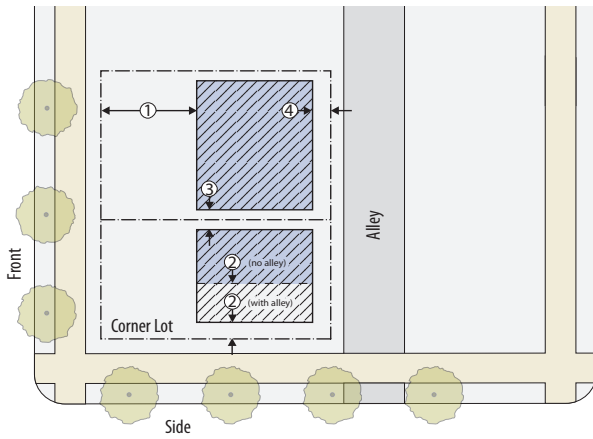


Diagram C: Parking Placement

C. PARKING AND SERVICES

1. PARKING & SERVICES PLACEMENT

Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean.

- a. Street Setback: Within the 50% of lot nearest the rear lot line.
- b. Side Street Setback: 5' min. (with alley), 20' min (no alley).
- c. Side Yard Setback: 5' min.
- d. Rear Setback: 5' min.

2. PARKING REQUIREMENTS

Each site shall be provided off-street parking as follows:

- a. Residential uses
 - i. Single-family 1-2 Dwelling units: 2 spaces per house, at least one of which shall be enclosed in a garage.
 - ii. Carriage House : One space, which may be enclosed, or open, in addition to those required for the principal dwelling.

Building Type	Allowed Lot Widths								
	25'	35'	40'	50'	55"	75'	100'	125'	150'
Carriage House									
Front Yard House *									
Side Yard Housing									

Allowed Building Type Table

D. BUILDING TYPES

Only the building types shown in the table above are allowed in the T3.3 Neighborhood General Zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24S.205 (Building Type Standards).

E. ALLOWED LAND USES

Only a land use identified as permitted or conditional by Section 24S.203.031 (Land Use Tables) shall be established on a lot in the T3.3-Neighborhood General Zone, in compliance with the planning permit requirement of Section 24S.203.020.

Note:

Mixed Type Development is described in Section 24S.207. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size.

* Front yard house building type requires a minimum allowable lot width of 35' with an average lot width of 40' for all proposed lots.

245.200.040 The Urban General Zone (T4.10)

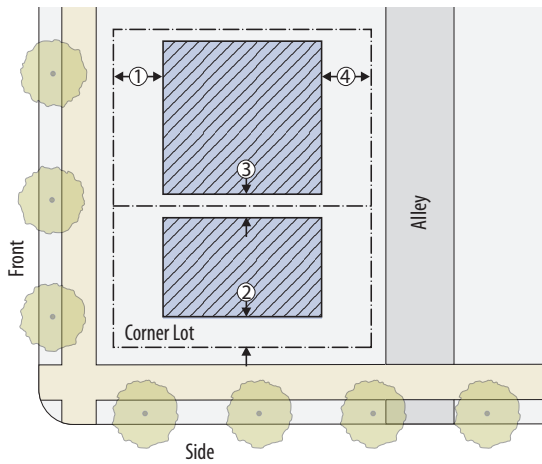


Diagram A: Building Placement

A. BUILDING PLACEMENT

1. PRIMARY BUILDINGS

A primary building shall be placed on a lot in compliance with the following requirements, within the hatched area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 245.205 (Building Type Standards).

- a. Front Setback: 0' min., 10' max., and per Allowed Frontage Types.
- b. Side Street Setback: 0'-5' min., and per Allowed Frontage Types.
- c. Side Yard Setback: 0'-5' min.
- d. Rear Setback: 20' min. to any 1- or 2-story buildings, 30' min. to any 3-story elements.

2. ACCESSORY BUILDINGS

An accessory building shall be placed on a lot in compliance with the following requirements, within the hatched area shown in Diagram C (Parking Placement).

- a. Street Setback: Within the 50% of lot nearest the rear lot line.
- b. Side Street Setback: 5' min.
- c. Side Yard Setback: 5' min.
- d. Rear Setback:
 - i. 1-story buildings: 5' min.
 - ii. 2- or 3-story buildings: Same as for Primary Building.

3. ARCHITECTURAL ENCROACHMENTS

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8' max. into the required setbacks, as may be further limited by the UBC.

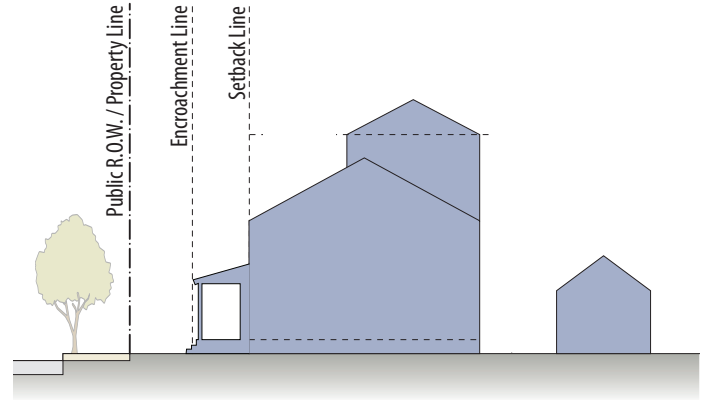


Diagram B: Building Profile

B. BUILDING PROFILE AND FRONTAGE

1. HEIGHT

Each structure shall comply with the following height limits.

- a. Maximum height: 3 stories to parapet or ridgeline for primary building. For flat roof, the maximum height of the parapet cannot exceed 40'; and for sloping roof, the maximum height of the roof ridge cannot exceed 45'.
- b. Minimum Floor to floor: 15' min. for a primary non-residential building ground floor when intended for nonresidential use.
- c. Accessory Buildings: 24' max. to eave.

2. ALLOWED FRONTAGE TYPES

Only the following frontage types are allowed within the T4.10 zone, except in the Shopfront Overlay. In the Shopfront Overlay; only the Shopfront Awning type is allowed. The street facing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 245.204 (Frontage Type Standards).

- a. Shopfront & Awning - 0' min. Setback¹
- b. Stoop - 10' min. Setback
- c. Forecourt - 0' min. Setback
- d. Lightcourt - 10' min. Setback
- e. Door Yard - 10' min. Setback

Note:

¹ 5' min. Setback on side streets, see Shopfront Overlay zone.

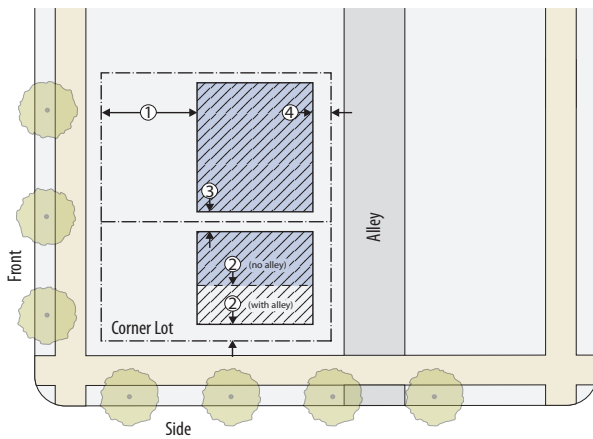


Diagram C: Parking Placement

C. PARKING AND SERVICES

1. PARKING AND SERVICES PLACEMENT

- a. Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean.
 - i. Street Setback: Within the 50% of lot nearest the rear lot line.
 - ii. Side Street Setback: 5' min. (with alley), 20' min (no alley).
 - iii. Side Yard Setback: 5' min.
 - iv. Rear Setback: 5' min.
- b. Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3' max. above finished grade, provided that garage perimeter wall either aligns with face or building or becomes part of a Stoop or Door Yard frontage type.

2. PARKING REQUIREMENTS

Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415.

- a. Residential uses
 - i. 1-2 Dwelling units: 2 spaces per house, at least one of which shall be enclosed in a garage.
 - ii. 3 Dwelling units (apartments):
 - 1) 1 covered for 1 bedroom units
 - 2) 1 covered +1 uncovered for 2+ bedroom units
 - 3) 1/4 uncovered/unit for guest parking
 - iii. Condominiums: 2 1/2 spaces per unit (2 of which need to be in the garage)
- b. Non-Residential:
 - i. 1 parking space per 300 s.f. of gross floor area.

Building Type	Allowed Lot Widths						
	25'	35'	50'	75'	100'	125'	150'
Carriage House							
Front Yard House *							
Side Yard House							
Duplex/Triplex/Quadplex							
Villa							
Bungalow Court							
Row House							
Live/Work							
Side Court Housing							
Courtyard Housing							
Stacked Dwelling		Only allowed as part of Mixed Type Projects					
Commercial Block							

Allowed Building Type Table

D. BUILDING TYPES

Only the building types shown in the table above are allowed in the T4.5 General Urban zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24S.206 (Building Type Standards).

E. ALLOWED LAND USES

Only a land use identified as permitted or conditional by Section 24S.203.031 (Land Use Tables) shall be established on a lot in the T4.10 Urban General zone, in compliance with the planning permit requirements of Section 24S.203.020.

Note:

Mixed Type Development is described in Section 24S.207. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size.

* Front yard house building type requires a minimum allowable lot width of 35', with an average lot width of 40' for all proposed lots.

245.200.050 The Urban Center Zone (T5.4) Town Center

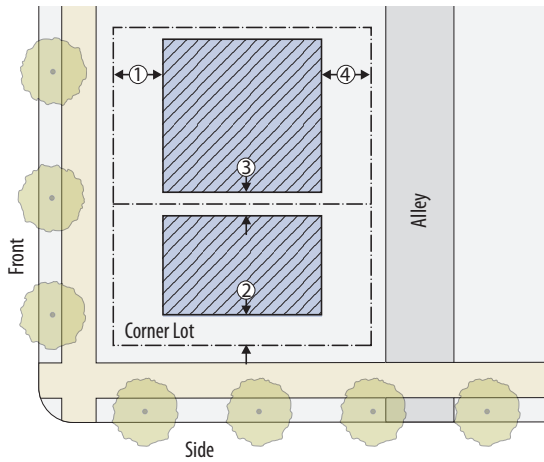


Diagram A: Building Placement

A. BUILDING PLACEMENT

1. PRIMARY BUILDINGS

A primary building shall be placed on a lot in compliance with the following requirements, within the hatched area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 245.205 (Building Type Standards) [E].

- a. Front Setback: Per allowed Frontage Type min., 10' max.
- b. Side Street Setback: Per allowed Frontage Type min., 10' max.
- c. Side Yard Setback: 0'.
- d. Rear Setback: 10' min.
 - i. With alley: 5' min. to any 1- or 2-story buildings, 10' min. to any 3 story elements; 20' min. to any elements 4-stories or higher.
 - ii. Without alley: 20' min. to any 1- to 2- story buildings, 30' min. to any 3-story elements, 40' min. to any 4-story elements.
 - iii. Frontage Coverage: 70%
 - iv. Build-To Corner: Required

2. ACCESSORY BUILDINGS

An accessory building shall be placed on a lot in compliance with the following requirements, within the hatched area shown in Diagram C (Parking Placement) [E].

- a. Street Setback: Within 50% of rear lot depth
- b. Side Street Setback: 5' min.
- c. Side Yard Setback: 5' min.
- d. Rear Setback:
 - i. 1- 2-story buildings: 5' min.
 - ii. 3-4- story buildings: Same as for Primary Building.

3. ARCHITECTURAL ENCROACHMENTS

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8' max. into the required setbacks, as may be further limited by the UBC [W].

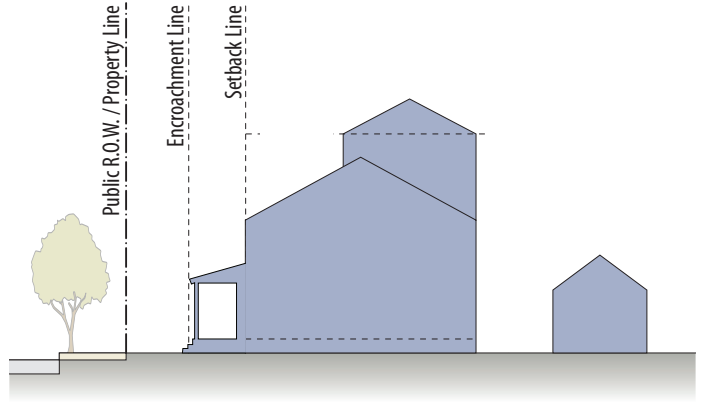


Diagram B: Building Profile

B. BUILDING PROFILE AND FRONTAGE

1. HEIGHT

Each structure shall comply with the following height limits [E].

- a. Maximum height: 4 stories to parapet or ridge-line for primary building. For flat roof, the maximum height of the parapet cannot exceed 48 feet; and for sloping roof, the maximum height of the ridge cannot exceed 53 feet.
- b. Minimum Floor to floor: 15' min. for a non-residential primary ground floor.
- c. Accessory Buildings: 24' max. to eave
- d. Buildings or portions of the buildings 2 stories high shall be set back a minimum of 20'

2. ALLOWED FRONTAGE TYPES

Only the following frontage types are allowed within the T5.4 zone, except that within the Shopfront Overlay, only the Shopfront & Awning type is allowed. The street facing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 245.204 (Frontage Type Standards)[W]³.

- a. Shopfront & Awning - 0' min. Setback.
- b. Stoop - 5' min. Setback.
- c. Forecourt - 10' min. Setback.
- d. Gallery - 0' min. Setback.
- e. Arcade - 0' min. Setback

Note:

³ By no more than 10' reduction where all requirements for Chapter 245.205 (Building Type Standard) exclusive of those measures designated [DR] are met.

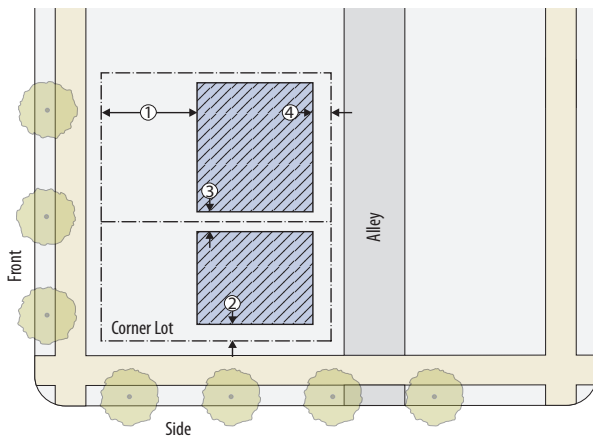


Diagram C: Parking Placement

C. PARKING AND SERVICES

1. PARKING AND SERVICES PLACEMENT

- a. Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean [E].
 - i. Street Setback: Within the 50% of lot nearest the rear lot line.
 - ii. Side Street Setback: 5' min. (with alley), 20' min (no alley).
 - iii. Side Yard Setback: 5' min.
 - iv. Rear Setback: 5' min.
- b. Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3' max. above finished grade, provided that garage perimeter wall either aligns with face or building or becomes part of a Stoop or Door Yard frontage type.

2. PARKING REQUIREMENTS

Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415.

- a. Residential uses
 - i. 1-2 Dwelling units: 2 spaces per house, at least one of which shall be enclosed in a garage.
 - ii. 3 Dwelling units (apartments):
 - 1) 1 covered for 1 bedroom units
 - 2) 1 covered +1 uncovered for 2+ bedroom units
 - 3) 1/4 uncovered/unit for guest parking
 - iii. Condominiums: 2 1/2 spaces per unit (2 of which need to be in the garage)
- b. Non-Residential:
 - i. 1 parking space per 300 s.f. of gross floor area.

Building Type	Allowed Lot Widths									
	25'	35'	50'	75'	100'	125'	150'	200'	300'	
Duplex/Triplex/Quadplex										
Villa										
Bungalow Court										
Row House										
Live/Work										
Side Court Housing										
Courtyard Housing										
Stacked Dwelling			Only allowed as part of Mixed Type Projects							
Commercial Block										

Allowed Building Type Table

D. BUILDING TYPES

Only the building types shown in the table above are allowed in the T5.4 Urban Center zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24S.205 (Building Type Standards).

E. ALLOWED LAND USES

See Table 24.S.203 for permitted and conditional uses for each allowed Land Use Type.

1. SPECIAL CONDITIONS WITH RESPECT TO USE

- a. Mixed Type Development Standards apply as specified in section 24.S.207.
- b. Shopfront Overlay standards apply as indicated on the Regulating Plan
- c. Cumulative development must include at least 50,000 square feet of retail, service, and dining uses including at minimum one anchor retail or entertainment use.

Note:

Mixed Type Development is described in Section 24S.207. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size.

24S.200.060 Mobile Home Park Special District

A. PURPOSE

Existing mobile home parks represent an important component to a diversified community affordable housing strategy. Existing mobile home parks are to be protected as an important component of the affordable housing stock of the City.

B. APPLICABILITY

Areas designated as MHP per Chapter 24.220 of the City of San Buenaventura Municipal Code shall remain subject to the zoning standards and other requirements of that chapter.

24S.200.070 Industrial Special District

A. PURPOSE

Existing industrial development represent an important component of job preservation within the City of Ventura. Existing industrial development is to be preserved as part of the overall economic development strategy of the City.

B. APPLICABILITY

Areas designated as M-1 per Chapter 24.260 of the City of San Buenaventura Municipal Code shall remain subject to the zoning standards and other requirements of that chapter.

24S.200.080 Parks and Open Space Special District

A. PURPOSE

This section identifies the open space types allowed within the Saticoy & Wells Area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for character and quality of the public realm of the street. The parks and open space zone provides for public recreational use: active or passive. Within Saticoy & Wells, these areas may be juxtaposed against developed neighborhoods. Neighborhood park areas are intended to be composed as parks, greens, squares, plazas, and playgrounds. Any proposed building must be incidental and subordinate to their intended public purpose. Proposed new buildings, significant landscape improvements, or significant changes to existing buildings, landscaping or site layout require Design Review.



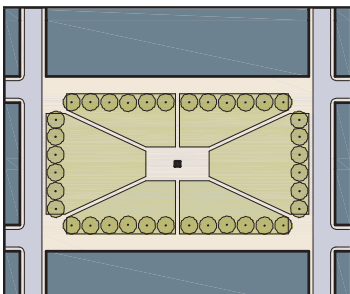
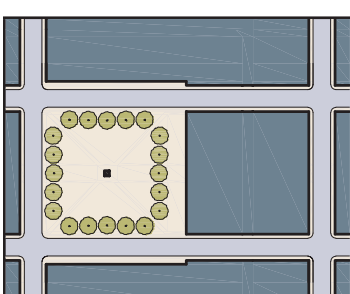
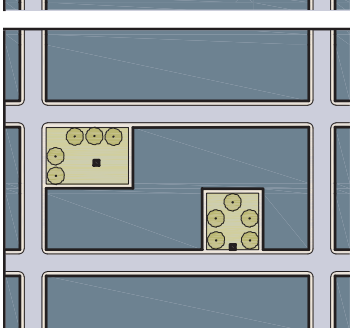
B. APPLICABILITY

This section applies to parks, greens, squares, plazas, and playground which are open space types allowed in the T.3.3, T4.10 and T5.3 zones.

245.200.080 Open Space Types by Zone.

TABLE B: Open Space Types by Zone.

This table provides descriptions of the character of open spaces and denotes which Transect Zone they are allowed in.

<p>a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 15 acres. Larger parks may be approved by warrant as districts in all zones.</p>	 <p>T1 T2 T3</p>
<p>b. Green: An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 2 acres and the maximum shall be 15 acres.</p>	 <p>T4 T5</p>
<p>c. Square: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be 1 acre and the maximum shall be 5 acres.</p>	 <p>T4 T5</p>
<p>d. Plaza: An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important streets. The minimum size shall be 1 acre and the maximum shall be 2 acres.</p>	 <p>T5</p>
<p>e. Playground: An open space designed and equipped for the recreation of children. A playground shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>	 <p>T4 T5</p>

24S.200.090 Civic District

A. PURPOSE

Civic buildings and their associated uses represent physical symbols of a community's social, cultural, educational, and other institutional activities. They preserve the lessons and instruments of culture, offer a dignified forum for the issues of the time, encourage democratic initiatives, and consequently ensure the balanced evolution of the larger society. The physical composition of civic buildings should result in distinction from common, backstory buildings used for dwelling and commerce.

B. APPLICABILITY

New civic buildings and/or alterations to existing civic buildings require Design Review and, to the extent provided below, conformance to the Development Code standards and guidelines:

1. ARTICLE 24S.200 (URBAN STANDARDS) – ALL REQUIREMENTS APPLY UNLESS WARRANT APPROVAL IS OBTAINED
2. ARTICLE 24S.205 (BUILDING TYPES) – NOT APPLICABLE
3. ARTICLE 24S.204 (FRONTAGE TYPES) – NOT APPLICABLE