

24V.100

REGULATING PLAN AND TRANSECT ZONES

24V.100.010 Purpose

This section establishes the zones applied to properties within the City and adopts the Regulating Plan for the Victoria Avenue Corridor Area as its zoning map.

24V.100.020 Regulating Plan and Transect Zones

The Council hereby adopts the Victoria Avenue Corridor Regulating Plan (hereafter referred to as the “Regulating Plan”), as shown in Figure 1, as an amendment to the zoning district map authorized by Section 24.105.040 (Adoption of the Zoning District Map).

A. TRANSECT ZONES ESTABLISHED

The area within the Regulating Plan boundaries is subject to this Victoria Avenue Corridor Development Code, and shall be divided into Transect Zones that implement the Ventura General Plan. The Transect Zones described in Section 24V.100.030 (Transect Zone Descriptions) are hereby established, and shall be shown on the Regulating Plan for the Victoria Avenue Corridor area.

B. INTERPRETATION OF ZONE BOUNDARIES

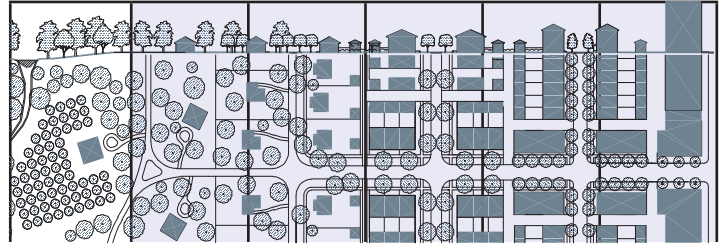
If there is uncertainty about the location of any zone boundary shown on the Regulating Plan, the location of the boundary shall be determined by the Director as follows.

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.

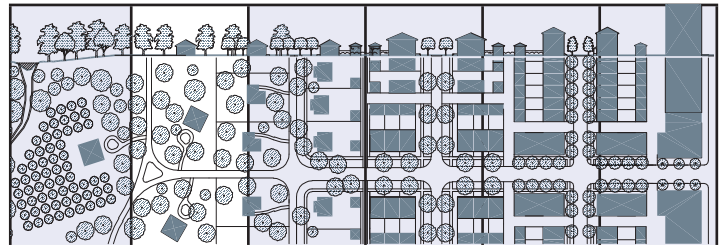
24V.100.030 Transect Zone Descriptions

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 24V.100.030 , Subsections A -D.

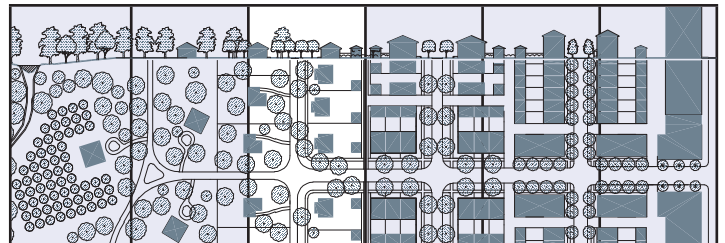
T1 THE NATURAL ZONE consists of the natural and permanent open space areas within Ventura that are intended for preservation. These include the sand beach along the ocean, the Ventura River corridor, the Santa Clara River corridor, the hillsides to the north, and the Ventura/Oxnard Greenbelt to the south, and certain barrancas within the City fabric. The T1 zone may also include lands unsuitable for settlement due to topography, hydrology or vegetation.



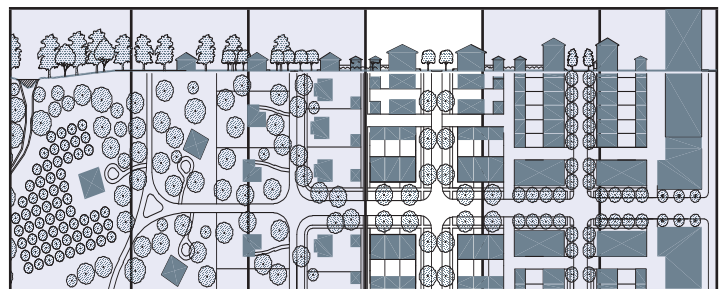
T2 THE RURAL ZONE consists of areas of Ventura that are reserved for agricultural use (SOAR), and have an open "country road" character and are sparsely settled. Significant T2 areas are present between the 101 Freeway and the Santa Clara River in the Olivas, Northbank, Montalvo and Serra Communities; 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.



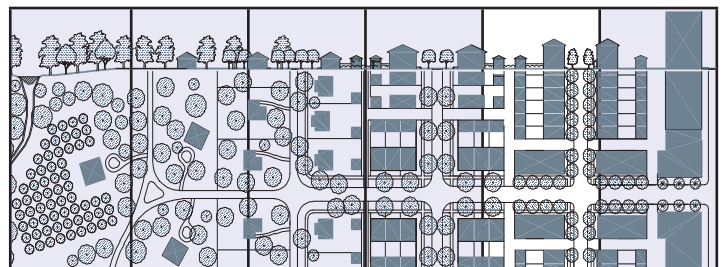
T3 THE SUB-URBAN ZONE, consists of low-density suburban residential areas within the College, Thille Montalvo, Poinsettia, Juanamaria, Serra, Saticoy and Wells Communities. Planting is naturalistic with relatively deep setbacks. Blocks may be large and the roads irregular to accommodate natural conditions.



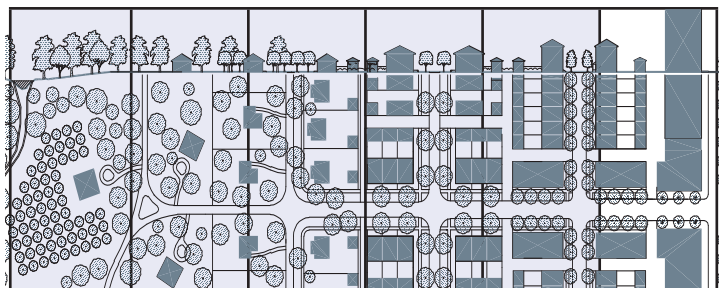
T4 THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has wide range of building types. Setbacks and landscaping are variable. Streets typically define medium sized blocks.



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.



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.



Note: T1, T2, T3, and T6 are shown above for reference, and are not applied to the Victoria Avenue Corridor Plan Area by this Development Code.



Typical T4.5 Transect Zone development

A. GENERAL URBAN ZONE 5 (T4.5)

The General Urban Zone (T4.5) allows both residential and neighborhood-serving commercial uses within a walkable neighborhood setting. Forming the transition between Victoria Avenue’s activity and surrounding residential neighborhoods, the General Urban Zone includes single-family dwellings and multifamily housing types. Maximum height is three stories for compatibility with adjacent homes. Live work units fit well in this transitional environment.



Typical T4.8 Transect Zone Development

B. GENERAL URBAN ZONE 8 (T4.8)

This Transect Zone retains the character of the corridor’s established employment center, with generous setbacks and relatively low frontage coverage in a well-landscaped setting. Dining and business service uses can mix with a variety of office activities in the Workplace Zone.



Typical T4.9 Transect Zone development

C. T4.9 GENERAL URBAN ZONE 9 (T4.9)

A grand avenue edge is created along Victoria Ave. with workplace buildings and vertical mixed-use. Multi-story buildings of two to six stories are set back sufficiently from the property line to allow construction of public realm improvements.

Behind the corridor edge, workplace buildings and frontage types are arranged with their primary façade oriented to streets. The corridor’s workplace is supported by a limited mix of multi-story mixed-use, multi-family housing, and retail development. This zone offers easy walks to convenience uses along Victoria Ave.

D. URBAN CENTER ZONE (T5.3) TOWN CENTER

This is the most urban Transect Zone along Victoria Avenue, featuring multistory buildings up to six floors. This Zone calls for a unified, high-intensity, highly walkable mixed use district with ground floor restaurants and shops and a highly amenitized public realm including a public plaza, ornamental street trees, lights, and public art. Along the edge of Victoria Avenue, active ground floor uses (shops and dining) are required with housing, office, civic, and lodging permitted on upper floors. Shopfront buildings assure frequent entries and a high level of transparency into stores and restaurants.



3-story Commercial Block buildings w/ Arcades



Mixed-Use Commercial Block building



Typical T5.3 Transect Zone development



Corner restaurant in Commercial Block building

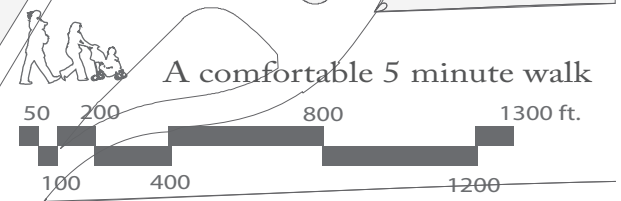
Regulating Plan, Figure 1

Montavillo
Rail Station



126

101



Drawing for coding purposes only. Dimensions are subject to change. Consult Planning Division staff for specifications.

- T5.3 Town Center
- T4.9 Urban General
- T4.8 Urban General
- T4.5 Urban General
- Civic District
- Parks & Open Space
- Special Open Space Requirement
- Four (4) Story Height Overlay
- Neighborhood Center Overlay
- Moon Drive Area Overlay
- Shopfront Overlay
- Parkway Overlay
- Special Corner Treatment Overlay



Table B. Regulations Summary Table

	T4.5	T4.8	T4.9	T5.3
	General Urban Zone 5	General Urban Zone 8	General Urban Zone 9	Urban Center Zone 3
Building Placement				
Primary Building				
Front Setback (min/max)	0 ft / 20 ft	0 ft / 30 ft	0 ft / 15 ft	0 ft / 10 ft
Side Street Setback (min/max)	5 ft / 20 ft	10 ft / 30 ft	5 ft / 15 ft	0 ft / 10 ft
Side Yard Setback	5 ft min	10 ft min	10 ft min	0 ft min
Rear Setback	20 ft min	10 ft min	10 ft min	10 ft min
Alley Setback	5 ft min	5 ft min	5 ft min	5 ft min
Frontage Coverage (min)	n/a	50%	60%	90%
Build-To-Corner	not required	not required	required	required
Height				
Primary Building				
Minimum	n / a	2 floors & 20 feet	2 floors & 20 feet	3 floors & 30 feet
Maximum	3 floors & 45 feet	6 floors & 70 feet	6 floors & 70 feet	6 floors & 70 feet
Maximum (in 1-4 story height limit overlay)	n/a	4 floors & 48 feet	4 floors & 48 feet	n/a
Minimum shopfront floor to floor	n/a	15 feet	15 feet	15 feet
Bulk Reduction	n/a	10% above 4th floor	20% above 4th floor	10% above 4th floor
Height Limit Adjacent to Homes	not required	required	required	required
Private Frontage Types				
Common Yard	permitted	---	---	---
Dooryard	permitted	---	---	---
Porch & Fence	permitted	---	---	---
Stoop	permitted	---	permitted	permitted
Forecourt	permitted	permitted	permitted	permitted
Lightcourt	permitted	permitted	permitted	---
Shopfront & Awning	permitted	permitted	permitted	permitted
Gallery	permitted	permitted	permitted	permitted
Arcade	---	permitted	permitted	permitted
Grand Lobby Entry	---	permitted	permitted	permitted
Grand Portico	---	permitted	permitted	permitted
Building Types				
Carriage House	permitted	---	---	---
Front Yard House	permitted	---	---	---
Side Yard House	permitted	---	---	---
Multiplex (duplex, triplex, quadplex)	permitted	---	---	---
Villa	permitted	---	---	---
Bungalow Court	permitted	---	MTD Standards apply	---
Rowhouse	permitted	---	MTD Standards apply	MTD Standards apply
Live / Work	permitted	---	MTD Standards apply	MTD Standards apply
Side Court Housing	permitted	---	MTD Standards apply	MTD Standards apply
Courtyard Housing	permitted	---	MTD Standards apply	MTD Standards apply
Stacked Dwellings	MTD Standards apply	---	MTD Standards apply	MTD Standards apply
Commercial Block	permitted	permitted	permitted	permitted
Parking and Services				
Placement				
Street Setback	rear 50% of lot depth	rear 75% of lot depth	rear 75% of lot depth	rear 75% of lot depth
Side Street Setback	20 ft min	10 ft min	5 ft min	5 ft min
Side Yard Setback	5 ft min	5 ft min	5 ft min	0 ft min
Rear Street Setback	5 ft min	10 ft min	5 ft min	5 ft min
Rear Yard Setback	5 ft min	5 ft min	5 ft min	5 ft min
Alley Setback	5 ft min	5 ft min	5 ft min	5 ft min
Parking Requirements				
Provision	See Transect Zone Urban Standards for parking provision requirements			
Blocks & Streets				
Block Perimeter	1600 ft max	1600 ft max	1600 ft max	1600 ft max
New Street Types				
Main Street	permitted	---	---	permitted
Workplace Avenue and Street	permitted	permitted	permitted	permitted
Neighborhood Avenue and Street	permitted	---	permitted	permitted
Neighborhood and Workplace Green	permitted	permitted	permitted	permitted
--- : not permitted				
permitted: these elements are allowed by right				
required: these are required elements of all new development				
MTD Standards apply: Subject to Mixed Type Development Standards in section 24VC.206				
n/a : not applicable as indicated				