



Saticoy & Wells
DEVELOPMENT
CODE

CITY OF
VENTURA

ADOPTED • NOVEMBER 2009



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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.

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 “Sati-

coy & 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 shop-

24S.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 24S.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.

front 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)

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 24S.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 24S.202.030

24S.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.

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)

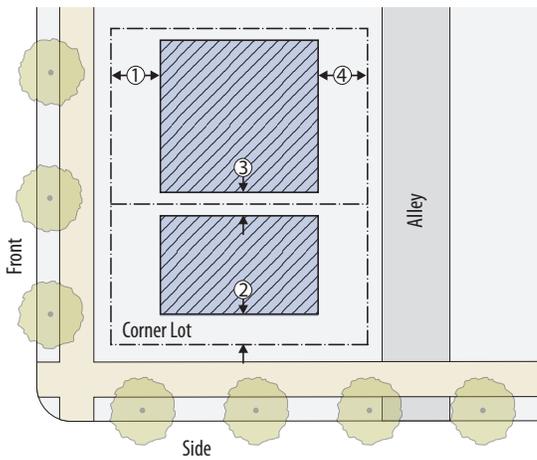


Diagram A: Building Placement

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.

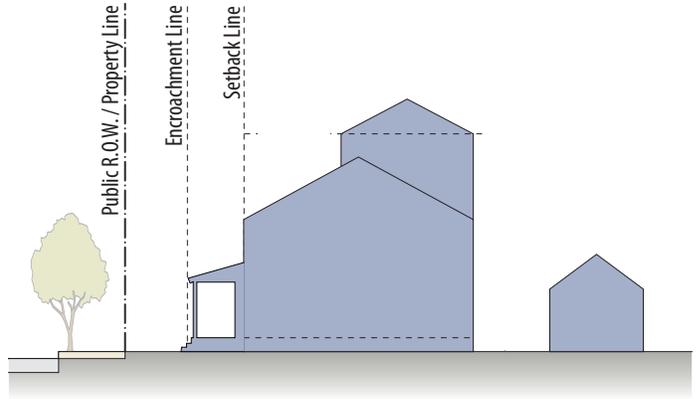


Diagram B: Building Profile

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

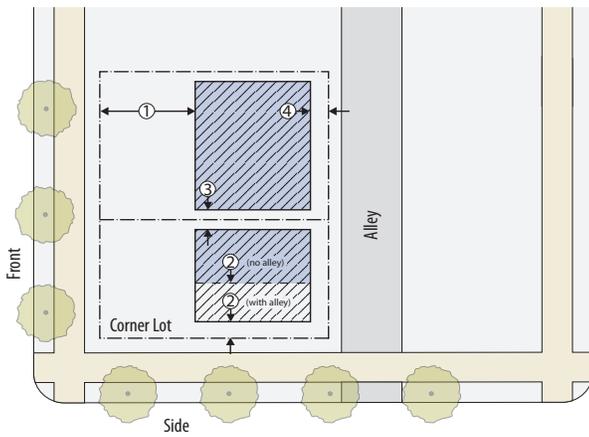


Diagram C: Parking Placement

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)

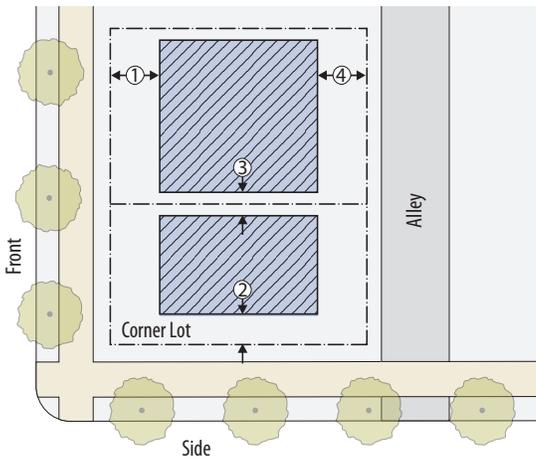


Diagram A: Building Placement

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.

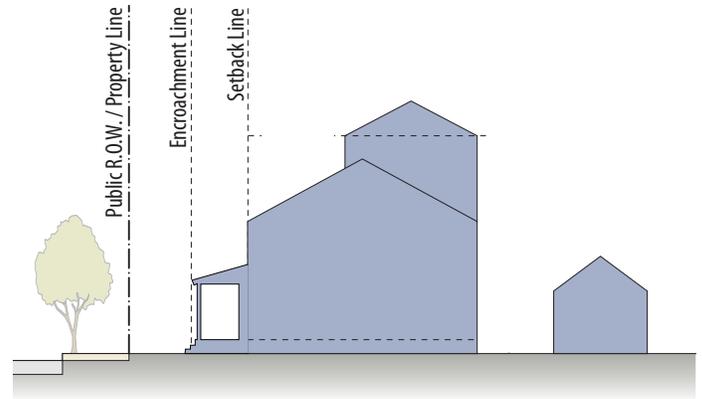


Diagram B: Building Profile

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.

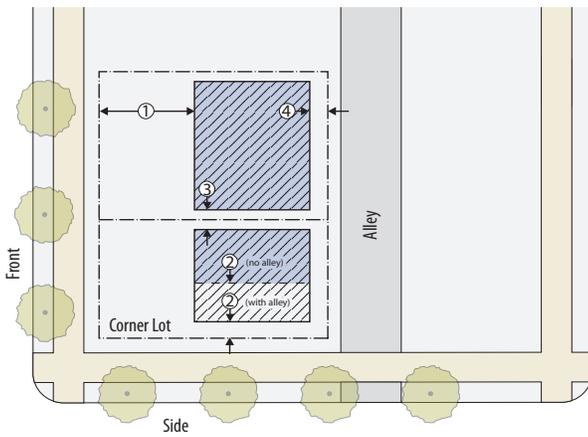


Diagram C: Parking Placement

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

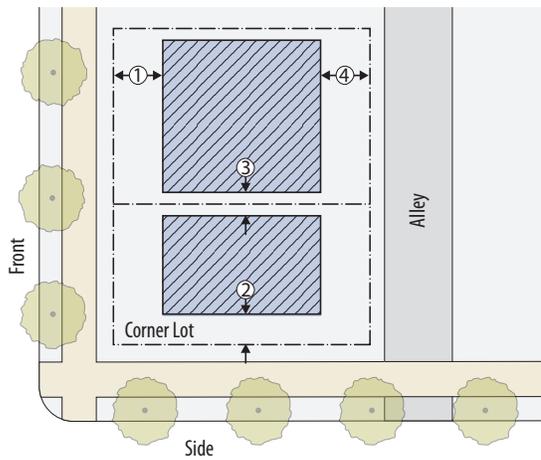


Diagram A: Building Placement

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].

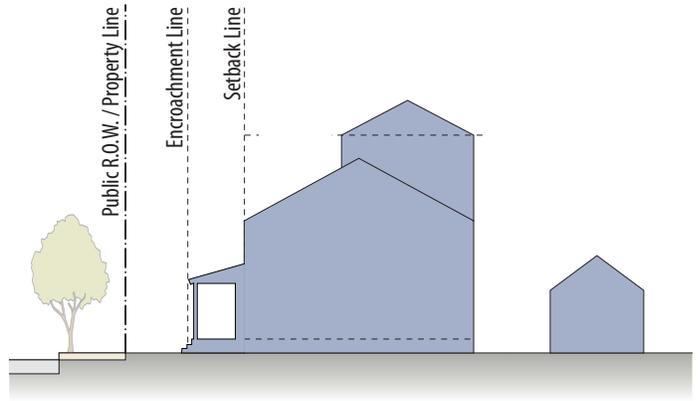


Diagram B: Building Profile

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.

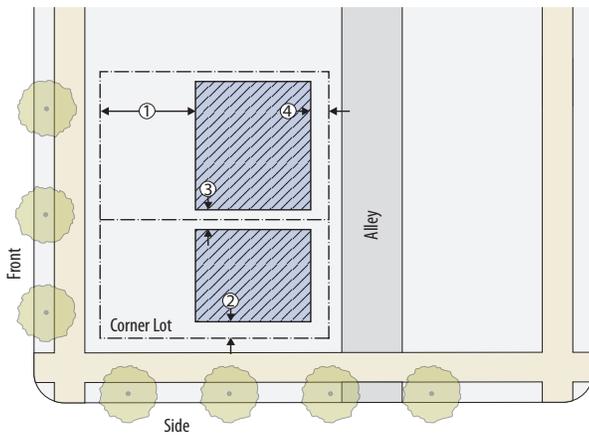


Diagram C: Parking Placement

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									
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.

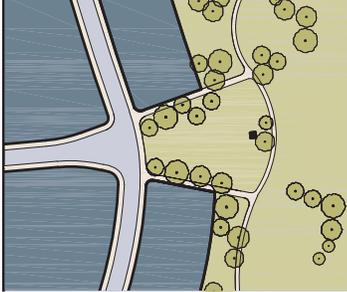
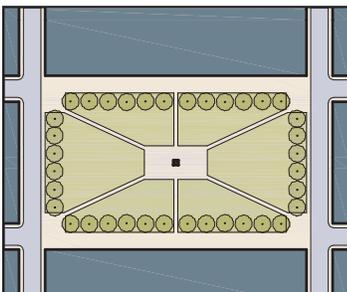
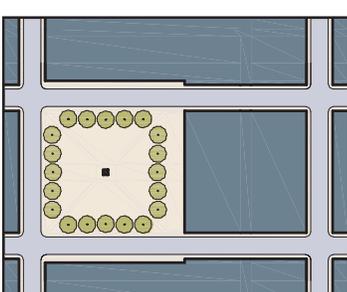
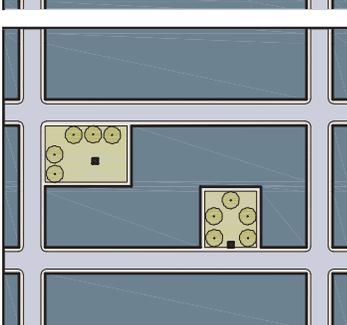
B. APPLICABILITY

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

24S.201

OPTIONAL ZONES

24S.201.010 Purpose

The purpose of Optional Zones is to offer an alternate, form-based, set of regulations for properties that were recently developed or entitled as a part of a large-scale conventional (non form-based) residential subdivision. This parallel system of coding retains the zoning designations and development standards under which the subdivisions were entitled. In doing so, it protects the right of the affected properties to be maintained in accordance with the development standards under which they were built without being deemed nonconforming. Moreover, by offering optional transect standards, this Development Code encourages the gradual transformation of these areas over time into an urban form more consistent with the urban design policies of the General Plan.

24S.201.020 Applicability of Optional Zones

The provisions of this Section apply to areas designated as Optional Zones within the Saticoy and Wells Regulating Plan, Figure 1-1. The standards contained in the applicable transect district are available as an option to the other applicable standards of the base zone.

A. MAPPING OF OPTIONAL ZONES

The applicability of an optional zone to a specific site is shown by the Regulating Plan, Figure 1-1 as a transect zone and any applicable overlay zone. The base zone is shown in parenthesis on the Regulating Plan.

B. ALLOWED USES, PERMIT REQUIREMENTS, DEVELOPMENT STANDARDS

Except as may be otherwise provided by this Section for a specific optional zone:

1. Development and new land uses within an optional zone shall comply with:
 - a. All applicable development standards of the base zone, and all

- other applicable provisions of the Municipal Code; or
 - b. All applicable development standards of the optional transect zone, and all other applicable provisions of this Development Code.
- 2. Any land use normally allowed in the base zone or optional zone may be allowed, subject to any additional requirements of the controlling code; and
- 3. Development and new land uses within an optional zone shall obtain the zoning approvals as follows:
 - a. For property owners electing to conform to the base zone, development and new land uses shall obtain zoning approvals required by the Municipal Code; or
 - b. For property owners electing to conform to the optional transect zone, development and new land uses shall obtain zoning approvals required by this Development Code. These parcels shall obtain DRC approval for site and building design.

245.201.030 - T3.3 Optional

A. PURPOSE

The T3.3 Optional Zone is applied to particular existing conventional residential subdivisions within the Saticoy and Wells communities. The optional nature of the T3.3 standards means that the existing R-1 and R-P-D regulations continue to govern as the base zone, but that these properties are eligible to develop in accordance with the T3.3 Zone requirements.

At the individual parcel level, the T3.3 Optional Zone allows an owner to build according to the traditional building and parking placement standards (Urban Standards) of the T3.3 Zone. At the neighborhood level, the T3.3 Optional Zone provides design guidance for the potential redevelopment of an entire neighborhood with an expanded range of uses, parks and open space, building types, and street types.

B. DEVELOPMENT STANDARDS

1. The Development Standards and permitted land uses of the base zone and all other applicable provisions of the Municipal Code pertaining to the base zone including permit requirements shall govern for properties within the T3.3 Optional Zone, until such time that a property owner elects to implement the T3.3 Optional Standards.

2. T3.3 Optional Standards
 - a. Any existing parcel of one acre or less shall conform to the Urban Standards of the T3.3 Zone.
 - b. Any parcel or parcel assemblage with a contiguous area of more than one acre requires the preparation of a Regulating Plan pursuant to 24S.207(Mixed Type Development Standards) and shall conform to all applicable standards of this development code.

24S.201.040 - T4.10 Optional Zones

A. PURPOSE

The T4.10 Optional Zone is applied to certain recently entitled or existing residential subdivisions within the Saticoy and Wells planning area. The T4.10 Optional Zone and applicable overlay zone provides for a mixture of land uses and building types. This zone is appropriate in close proximity to T5 or other T4 properties in order to provide a compatible transition of building types and land use intensities between the T4.10 Optional Zone and adjacent lower intensity properties.

B. DEVELOPMENT STANDARDS

1. The Development Standards of the base zone and all other applicable provisions of the Municipal Code pertaining to the base zone including permit requirements shall govern for properties within the T4.10 Optional Zone, until such time that a property owner elects to implement the T4.10 Optional Standards.
2. T4.10 Optional Standards
 - a. Any existing parcel of one acre or less shall conform to the Urban Standards of the T4.10 zone and any applicable overlay zone.
 - b. Any parcel or parcel assemblage with a contiguous area of more than one acre requires the preparation of a Regulating Plan pursuant to 24S.207(Mixed Type Development Standards) and shall conform to all applicable standards of this development code.

24S.202

OVERLAY ZONES

24S.202.010 Purpose

To provide an even finer level of precision and subtlety, without the need to describe dozens of sub-zones for each of the 6 basic transect zones, the technique of “overlay zones” is 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 frontage types or allowed land uses within the overlay area as designated on the Regulating Plan, while leaving the other standards of that zone intact.

This Section provides regulations for development and new land uses in the overlay zones that are identified in this Section applied to property by the Regulating Plan (Section 24S.102). Overlay zones provide standards that apply in addition to those of the primary zone, to address important and localized site, environmental, safety, compatibility, or design issues.

24S.202.020 Applicability of Overlay Zones

The provisions of this Section apply to proposed development and land uses in addition to all other applicable requirements of the primary zone. In the event of a conflict between a requirement in this Section and the primary zone, the requirement in this Section shall control.

A. MAPPING OF OVERLAY ZONES

The applicability of an overlay zone to a specific site is shown by the Regulating Plan (Section 24S.102).

B. ALLOWED LAND USES, PERMIT REQUIREMENTS, DEVELOPMENT STANDARDS

Except as may be otherwise provided by this Section for a specific overlay zone:

1. Development and new land uses within a overlay zone shall comply with all applicable development standards of the primary zone, and all other applicable provisions of this Development Code

2. Any land use normally allowed in the primary zone by this Development Code may be allowed within a overlay zone, subject to any additional requirements of the overlay zone; and
3. Development and new land uses within a overlay zone shall obtain the zoning approvals required by this Development Code for the primary zone.

24S.202.030 Shopfront Overlay

A. PURPOSE

The Shopfront Overlay (1) identifies street frontages intended to become or be maintained as areas for retail shops and other pedestrian-oriented businesses at the sidewalk level.

B. APPLICABILITY

The street-facing facade of each building within the Shopfront Overlay shall be designed as the Shopfront & Awning frontage type, in compliance with Section 24S.204.080 (Shopfront & Awning), and with ceiling heights no less than 15’.

24S.202 .040 Parks and Opens Space Residential Overlay

A. PURPOSE.

The Parks and Open Space Residential Overlay identifies locations within the parks and open space zones where residential uses are permitted.

B. APPLICABILITY

Existing single-family dwelling units present within the Parks and Open Space zone may continue current use as single-family units. Units are also permitted reconstruction subject to development standards applicable to the T3.3 zone.

24S.203

ALLOWABLE LAND USES

24S.203.010 Purpose

This Section identifies the land use types allowed in each zone established by the Regulating Plan and determines the type of City approval required for each use.

24S.203.020 Applicability

A lot or building shall be occupied by only the land uses allowed by Table B within the zone applied to the site by the Regulating Plan.

24M.203.030 Land Use Tables

A. ALLOWED LAND USES

1. Establishment of an allowed use. Any one or more land uses identified by Table C as being allowed within a specific zone may be established on any lot within that zone, subject to the planning permit requirement listed in the Table C, and in compliance with all applicable requirements of this Development Code.
2. Use not listed
 - a. A land use that is not listed in Table B, and is determined by the Director to not be included in Section 24S.300 (Glossary) under the definition of a listed land use, is not allowed, except as otherwise provided in Subsection A.3.
 - b. A land use that is listed in the table, but not within a particular zone is not allowed within that zone, except as otherwise provided in Subsection A.3.
3. Similar and compatible use may be allowed. The Director may determine that a proposed use not listed in Table B is allowable in compliance with the procedure in Zoning Ordinance Chapter 24.115.130.
4. Permit requirements and development standards. When the Director determines that a proposed, but unlisted, use is similar to

a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Development Code apply.

5. Temporary uses. Temporary uses are allowed in compliance with the Temporary Use Permit requirements of the Zoning Ordinance.

B. PERMIT REQUIREMENTS

Table B provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Development Code. These are shown as “P” uses in the table;
2. Allowed subject to the approval of a Use Permit (Zoning Ordinance Chapter 24.520), and shown as “UP” uses in the table;
3. Not allowed in particular zones, and shown as a “—” in the table.

C. STANDARDS FOR SPECIFIC LAND USES

Where the last column in Table B (“Additional Regulations”) includes a Section number, the regulation in the referenced section also applies to the use. Requirements in other sections of this Development Code or the Zoning Ordinance may also apply.

D. ADDITIONAL CITY APPROVAL REQUIREMENTS

Where the last column in Table B (“Additional Regulations”) includes a Section number, the regulation in the referenced section also applies to the use. Requirements in other sections of this Development Code or the Zoning Ordinance may also apply.

24M.203.031 Land Use Tables

TABLE C: Specific Function.

This table expands the Building Function categories of Table A to delegate specific functions within the Transect Zones.

Allowed Land Uses and Permit Requirements	P = Permitted Use						
	UP = Use Permit Req.						
	-- Not Allowed						
Land Use Types	T3.3	T4.10	T4.10 S/F	T.5.4	T5.4 S/F Overlay	OS Res. Overlay	Additional Regs
Industry, Manufacturing & Processing, Wholesale							
Lab – Med Analytics	---	UP	UP(1)	UP	UP(1)	---	
Printing/Publishing	---	UP	UP	UP	UP	---	
Research & Develop	---	UP	UP(1)	UP	UP(1)	---	
Recreation, Education & Public Safety							
Adult Bus.	---	---	---	---	---	---	ZO 24.480
Community Meeting	---	UP	UP	UP	UP	---	
Health/Fitness	---	UP	P	P	P	---	
Cultural & Library Services	---	---	P	P	P	---	
Live Entertainment	---	---	UP	---	UP	--	
School, Public	P	P	P	P	P	P	
School, Private	---	UP	UP	UP	UP	---	
Studio –Art, dance, martial arts, music etc.	---	P	P	P	P	---	Use Permit req. for uses generating external impacts such as noise or odors
Residential							
Dwelling - Multi Unit	---	P	P	P	P	---	
Dwelling – Second unit/carriage House	P	P	P	P	P	---	
Dwelling –Single	P	P	P	---	---	P	
Home Occupation	P	P	P	P	P	P	
Live/Work	---	P	P	P	P	---	
Residential accessory use or structure	P	P	P	P	P	P	
Special Residential	UP	UP	UP	UP	UP	---	
Retail							
Bar, tavern, night club,	---	---	---	UP	UP	---	ZO 24.460
Gas Stations	---	UP	UP	UP	UP	---	
General Retail, except any of the following features	---	P	P	P	P	---	
Alcoholic beverage sales	---	UP	UP	UP	UP	---	ZO 24.460
Auto or motor vehicle related sales and service	---	---	---	---	---	---	
Drive-through facility	--	---	---	---	---	---	
Restaurant	---	---	P	P	P	---	

Land Use Types	T3.3	T4.10	T4.10 S/F	T.5.4	T5.4 S/F Overlay	OS Res. Overlay	Additional Regs
Service- Business, Financial, Professional							
Bank, financial services	---	---	P	P	P	---	
Business support services	---	---	P	P	P	---	
Medical/Dental	---	---	P(1)	P	P(1)	---	
Office	---	---	P(1)	P	P(1)	---	
Services- General							
Catering service	---	---	---	---	---	---	
Day Care	UP	UP	UP	UP	UP	---	
Drive-through service	---	---	---	---	---	---	
Lodging	---	---	UP	UP	UP	---	
Mortuary, funeral home	---	---	UP	UP	UP	---	
Personal Services	---	---	P	P	P	---	
Transportation, Communications, Infrastructure							
Parking facility, public or commercial							
Wireless telecommunications facility	---	---	---	UP	UP	---	Refer to Municipal Code Section ZO24.497
Transit station or terminal	---	---	---	UP	UP	---	

Key to Zone Symbols

T3.3	Neighborhood General	T5.4	Urban Center
T4.10	Urban General	T5-4-SF	Urban General-Shopfront Overlay
T4.10-SF	Urban General Shopfront Overlay	OS Res Overlay	Open Space Residential Overlay

Notes:

- (1) Use allowed only on second or upper floor, or behind ground floor street frontage use.
- (2) In Industrial Special Districts areas designated as "M-1" per Chapter 24.260 of the Municipal Code, shall remain subject to the zoning standards and other requirements of that chapter.
- (3) In Mobile Home Park Special Districts, areas designated as "MHP" per Chapter 24.220 of the Municipal Code shall remain subject to the zoning standards and other requirements of that chapter.

24S.204

FRONTAGE TYPE STANDARDS

24S.204.010 Purpose and Applicability

A. PURPOSE

This Section identifies the frontage types allowed within the Saticoy & Wells Area, and provides design standards for each type, to ensure that proposed development relates to its street frontage as necessary to appropriately form the public realm of the street.

B. APPLICABILITY

Each proposed building shall be designed to incorporate a frontage type designed in compliance with the standards of this Section for the applicable type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with frontage type requirements.

C. ALLOWABLE FRONTAGE TYPES BY ZONE

A lot may be developed only with a building having a frontage type allowed by Section 24S.200.040 or 24S.200.050 in the transect zone applicable to the lot.

245.204.012 Frontage Summary and Definitions

The character and arrangement of the private frontage is regulated by the Frontage Type Standards herein, these shall be applied to each Neighborhood Zone to create a particular and appropriate transitional relationship between the private and public realm. This relationship between the private and public realm is what collectively defines the nature of the streetscape. Frontage types are required for all buildings within each zone as shown in Table D. Frontage types represent a range of extensions of the basic façade of the building. While the Urban Standards of this Code provide a range of frontage types permitted within each zone, the actual choice and review of a type shall be dictated by individual building designs and, ultimately, the Design Review Committee's discretion.

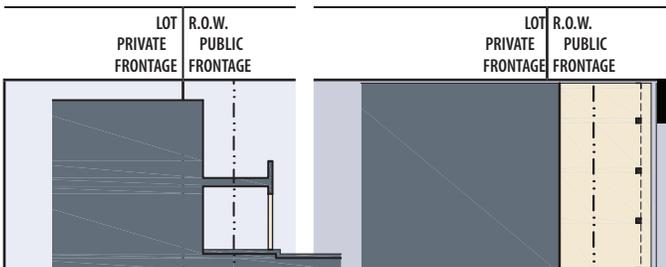
TABLE D: Private Frontages.

The Private Frontage is the area between the building and the lot lines.

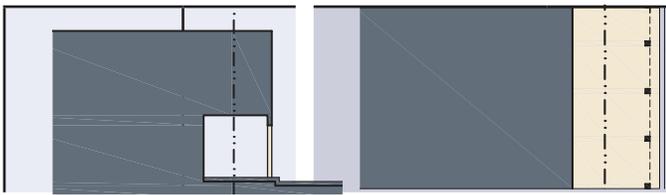
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
<p>a. Common Yard: a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares. is frontage type is appropriate for residential use only.</p>		
<p>b. Porch & Fence: a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.</p>		
<p>c. Dooryard: a frontage wherein the facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is suitable for cafes as the eye of the sitter is level with that of the standing passerby.</p>		
<p>d. Stoop: a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.</p>		
<p>e. Forecourt: a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.</p>		
<p>f. Lightcourt: a frontage wherein the facade is setback from the frontage line by a sunken lightcourt. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The lightcourt is suitable for conversion to outdoor cafes.</p>		
<p>g. Shopfront and Awning: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.</p>		

TABLE D: Private Frontages. (cont.)

h. Gallery: a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Notwithstanding the graphic, encroachments will not be permitted.



i. Arcade: a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Notwithstanding the graphic, encroachments will not be permitted.



24S.204.020 Common Yard

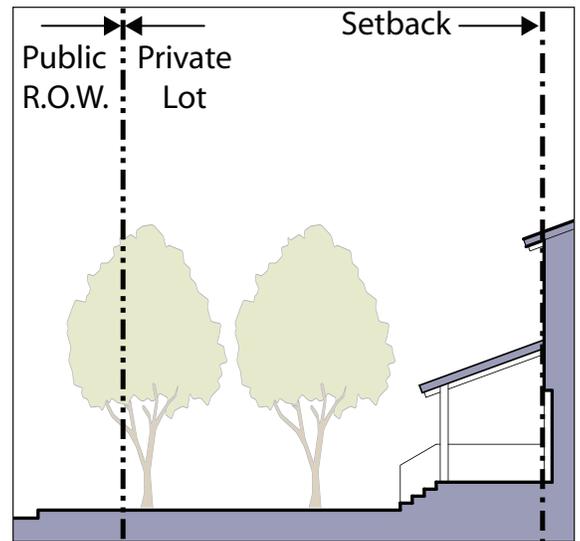
A. DESCRIPTION

A frontage wherein the facade is set back substantially from the property line/frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares. A common yard features the main entrance of a residence with a deep setback, creating a gracious open space along the property frontage.

This frontage type is appropriate for residential use only.

B. DESIGN STANDARDS

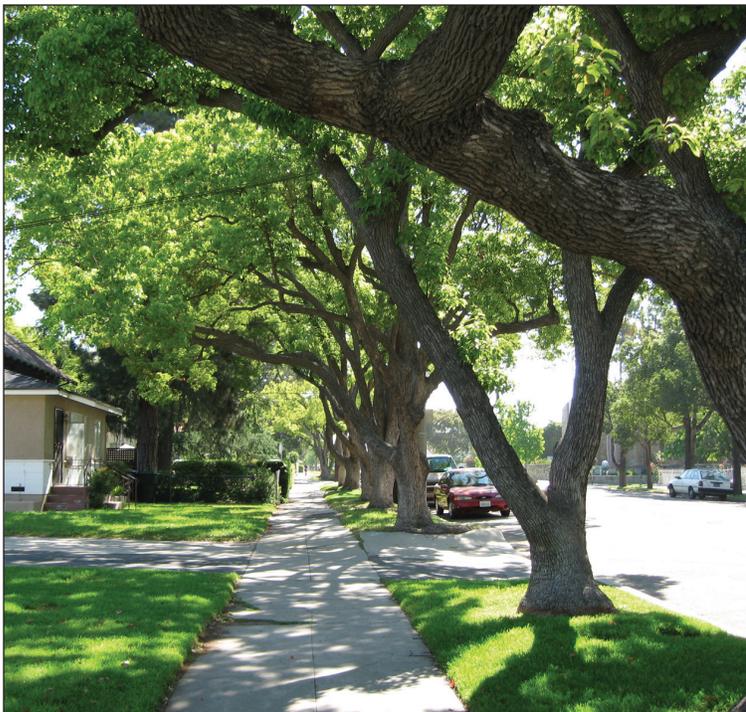
Setback areas must be landscaped.



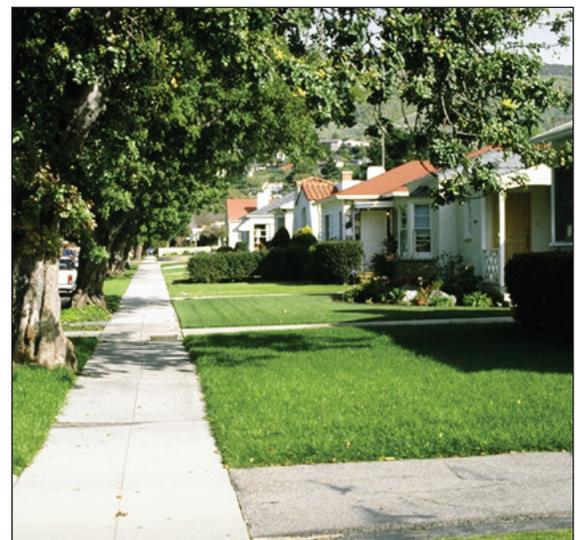
Section Diagram



Axonometric Diagram



Illustrative Photo



Illustrative Photo

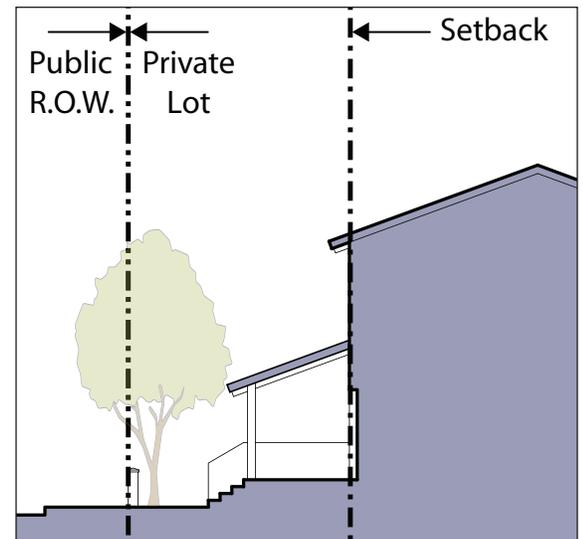
24S.204.030 Porch and Fence

A. DESCRIPTION

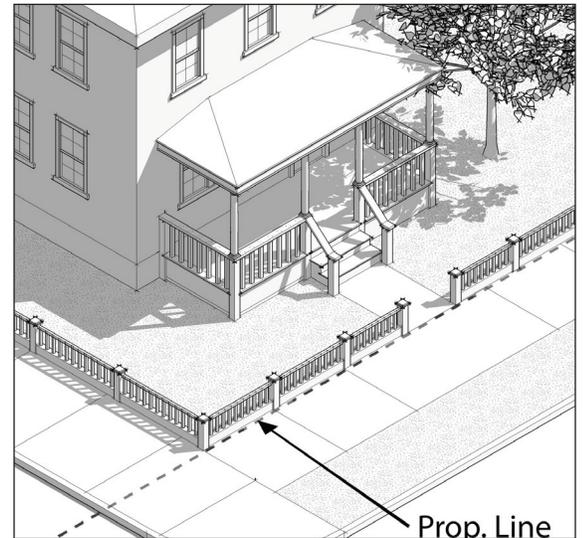
Fences are common frontages associated with single-family houses, where the facade is setback from the right-of-way with a front yard. A fence or wall at the property line may be used to define the private space of the yard. An encroaching porch may also be appended to the facade. A great variety of porch and fence designs are possible including a raised front yard with a retaining wall at the property line with entry steps to the yard.

B. DESIGN STANDARDS

1. Porch Encroachment into Street Build-to-Line: 8' max.
2. Porches shall be raised 18" min. and 3' max. from the adjacent finished grade and located at the 1st story.
3. Fences enclosing the front yard shall not exceed 3'6" in height from the adjacent sidewalk.
4. Chain link fencing, barbed-wire, razor-wire, and corrugated metal fencing shall not be permitted.
5. The T3.3 encroachments into the front and side street setbacks will be adjusted to allow trellises and open porches (open on three sides) for up to 50% of the lots on block for 30% of the building frontage width.



Section Diagram



Axonometric Diagram



Illustrative Photo



Illustrative Photo

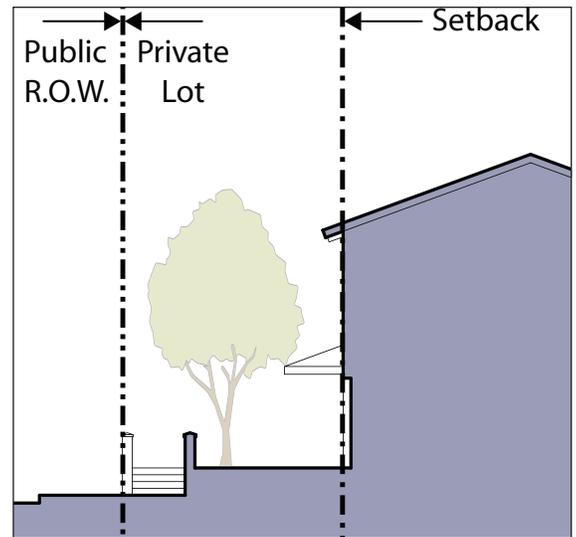
24S.204.040 Dooryard (a synonym of Terrace)

A. DESCRIPTION

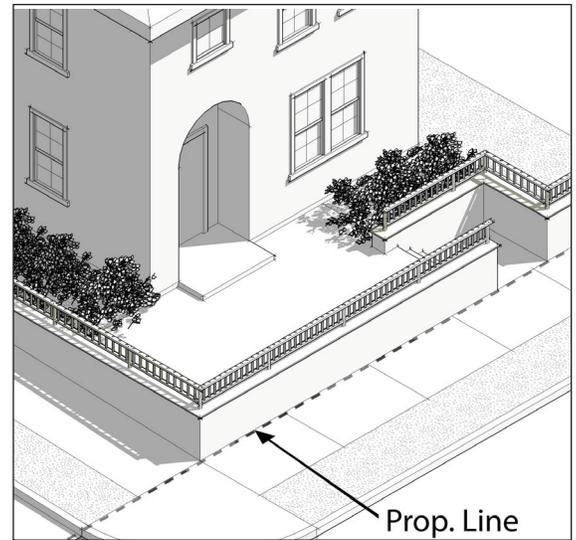
Dooryards are elevated gardens or terraces that are set back from the frontage line. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby.

B. DESIGN STANDARDS

1. A retaining wall may be built around the dooryard or terrace.
2. The retaining wall may not be higher than structurally necessary.
3. The retaining wall may be constructed of stucco, brick, or stone, alone or in combination.



Section Diagram



Axonometric Diagram



Illustrative Photo



Illustrative Photo

24S.204.050 Stoop

A. DESCRIPTION

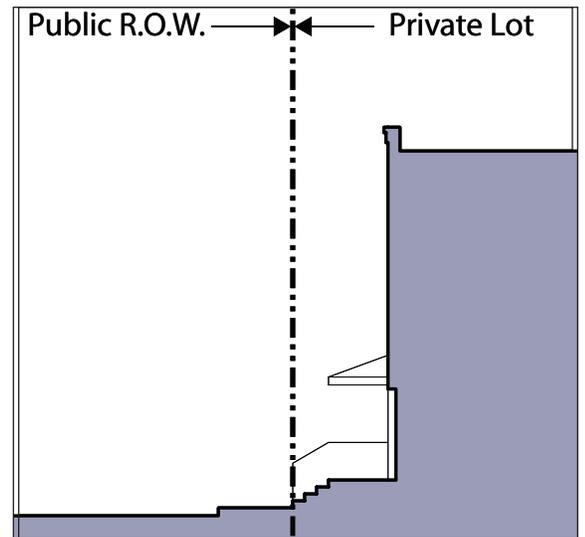
Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. The stoop is suitable for ground-floor residential use at short setbacks. A shed roof may also cover the stoop. This type may be interspersed with the Shopfront & Awning frontage type.

B. DESIGN STANDARDS

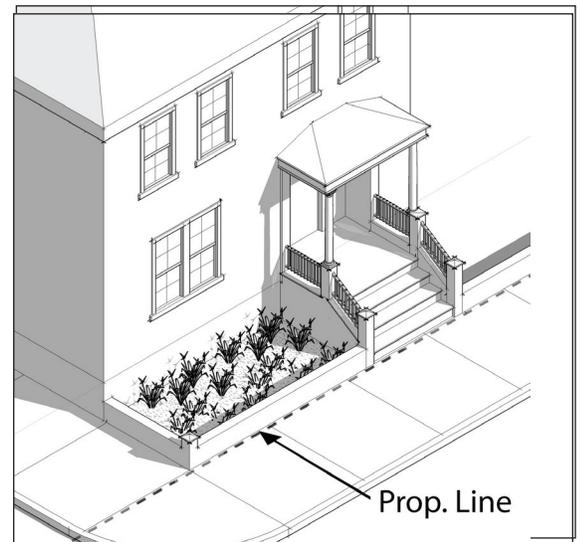
1. Street Build-to-Line Encroachment: 8' max.
2. Stoops must correspond directly with the building entry(s) and be at least 3' wide (perpendicular to or parallel with the adjacent walk).
3. There may be a low (30" or less) decorative fence along the property lines.
4. Multiple stoops may be combined to increase the scale of the entrance.
5. Setback areas must be landscaped.



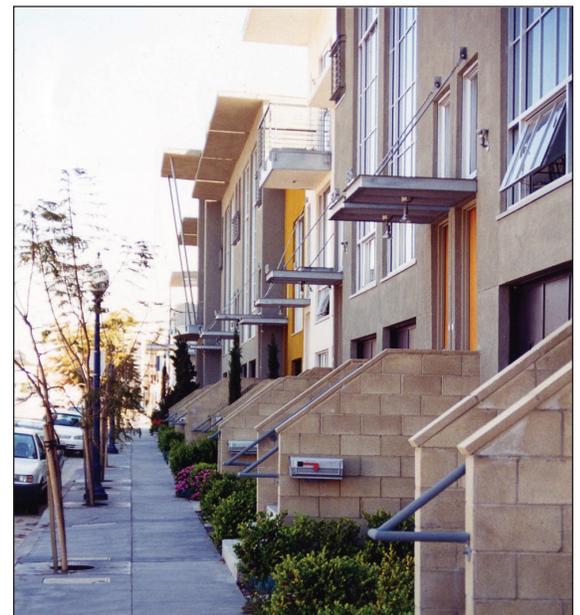
Illustrative Photo



Section Diagram



Axonometric Diagram



Illustrative Photo

24S.204.060 Forecourt

A. DESCRIPTION

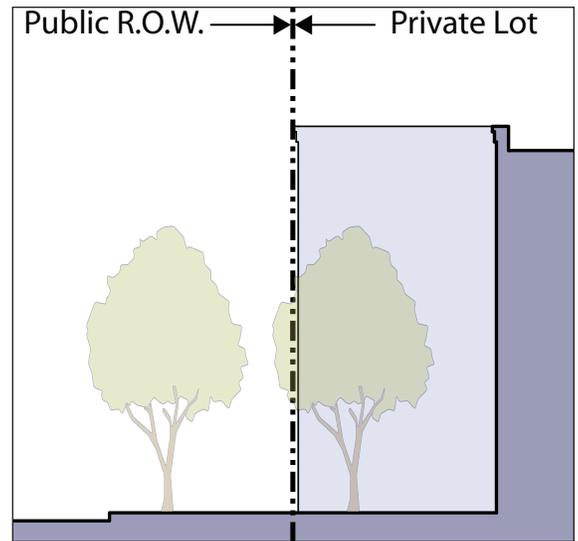
Forecourts are uncovered courts within a storefront, gallery or arcade frontage, wherein a portion of the facade is recessed from the building Frontage. The court is suitable for outdoor dining, gardens, vehicular drop-offs, and utility off loading. A fence or wall at the property line may be used to define the private space of the court. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court. This type should be used sparingly and in conjunction with Stoops and Shopfronts.

B. DESIGN STANDARDS

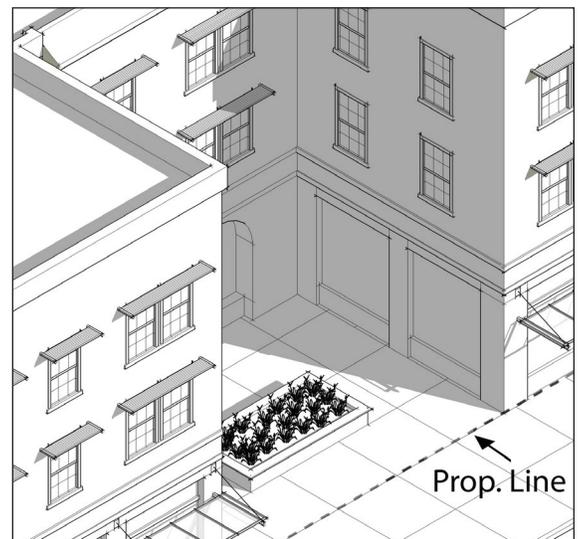
1. A forecourt shall be 10' deep min. (clear) and 30' deep max. (clear)
2. A forecourt shall be 10' wide min. and 50' wide max. or 50% of lot width, whichever is less.
3. Forecourts between 10' and 15' in depth shall be substantially paved, and enhanced with landscaping. Forecourts between 15' and 30' in depth shall be designed with a balance of paving and landscaping.
4. A one-story fence or wall at the property line may be used to define the private space of the court.
5. Entrances and pedestrian 'gateways' should be announced by posts or pilasters, and may be combined with trellises, special landscaping, decorative lighting, public art or other special features.
6. If the forecourt is raised above the adjacent grade, it should not be more than 3' above the grade of the sidewalk.



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Section Diagram



Axonometric Diagram



Illustrative Photo

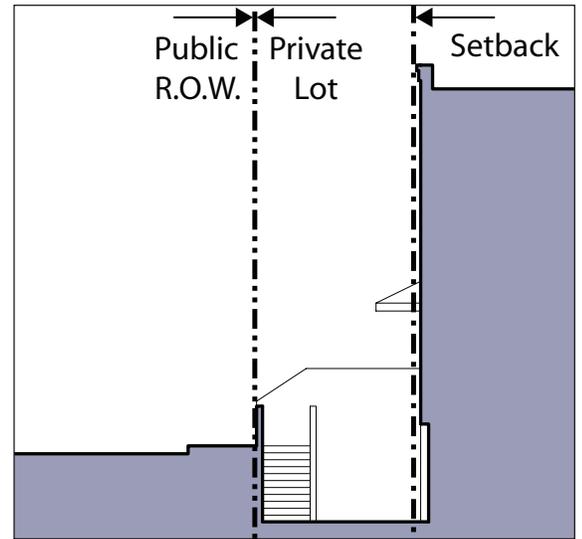
24S.204.070 Lightcourt

A. DESCRIPTION

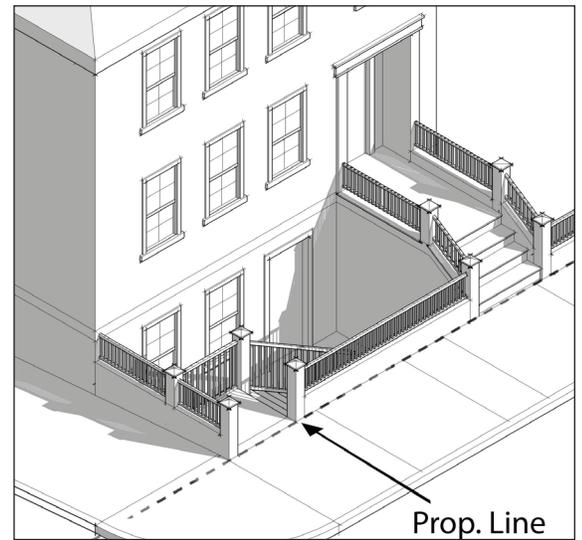
Lightcourts are frontages wherein the facade is set back from the frontage line by a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The lightcourt is suitable for conversion to outdoor cafes.

B. DESIGN STANDARDS

1. Lightcourts must correspond directly with the building entry(s) and the stairs may be perpendicular to or parallel with the adjacent walk.



Section Diagram



Axonometric Diagram



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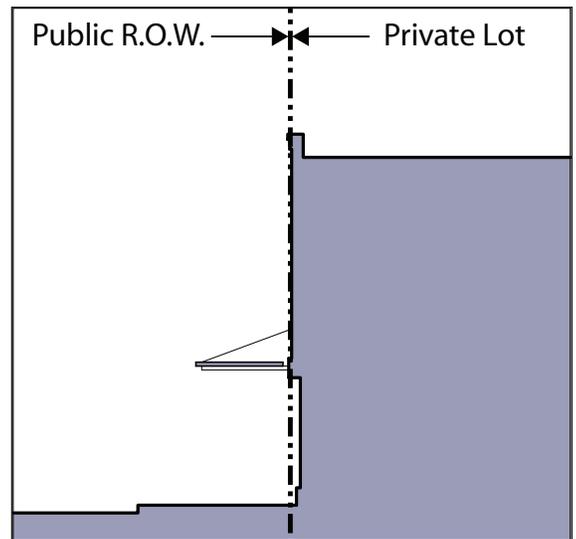
245.204.080 Shopfront and Awning

A. DESCRIPTION

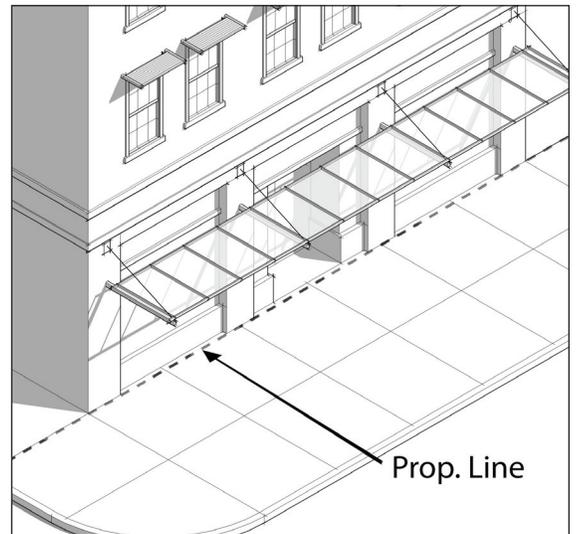
Typically, the Shopfront & Awning frontage type applies to storefronts. Storefronts are facades placed at or close to the right-of way line, with the entrance at sidewalk grade. They are conventional for retail frontage and are commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street. Residential use would be appropriate above the ground floor and behind another use that fronts the street. It has substantial glazing on the sidewalk level and defines the primary treatment for ground-level commercial uses oriented to display and access directly from public sidewalks.

B. DESIGN STANDARDS

1. Storefronts shall be between 10' and 16' tall, as measured from the adjacent walk, and 10' wide min.
2. Storefront assemblies (the doors, display windows, bulkheads and associated framing) should not be set back into the Shopfront openings more than 2' max., so that passing pedestrians have a clear view of the shop interior.
3. Storefronts may be set back up to 12', but not less than 8', for up to 25' of the building Frontage in order to create a covered Alcove, in which outdoor dining or merchandising can occur within the volume of the building.
4. Base: A panel of tile or other special material is recommended below display windows. Materials recommended for walls are generally suitable. Base materials should be the same or "heavier" materials visually than walls.
 - a. Brick and wood should only be used if the rest of the wall surface is the same material; neither material should be used exclusively.
 - b. Ceramic tile is frequently used as a storefront base. Dark tile with light stucco is an effective combination. Different colors and sizes of tile may be used for decorative effect.
5. Display windows: The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the first floor wall area, and not have opaque or reflective glazing. Where privacy is desired for restaurants and professional services, etc., windows should be divided into smaller panes.
6. Clerestory windows are horizontal panels of glass



Section Diagram



Axonometric Diagram



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between the storefront and the second floor. They are a traditional element of “main street” buildings, and are recommended for all new or renovated storefronts. Clerestory windows can be good locations for neon, painted-window and other relatively non-obtrusive types of signs.

7. Recessed Entries are recommended as another traditional element of the main street storefront. Recommended treatments include:
 - a. Special paving materials such as ceramic tile;
 - b. Ornamental ceilings such as coffering; and
 - c. Decorative light fixtures.
8. Doors should be substantial and well detailed. They are the one part of the storefront that patrons will invariably touch and feel. They should match the materials, design and character of the display window framing. “Narrowline” aluminum framed doors are not recommended.
9. Cornices should be provided at the second floor (or roofline for a one-story building) to differentiate the storefront from upper levels of the building and to add visual interest; this also allows the storefront to function as the base for the rest of the building.
10. Awnings, signs, and related fixtures shall be located 8 feet min. above the adjacent sidewalk.
11. Awnings shall only cover storefronts and openings, so as not to cover the entire facade.
12. New or renovated storefronts within historic buildings should emulate or recreate a previous storefront (from historic photos or drawings) in order to harmonize with the overall building architecture. This can be flexibly interpreted, for example when the general form of a new storefront is like the original but the materials are contemporary.



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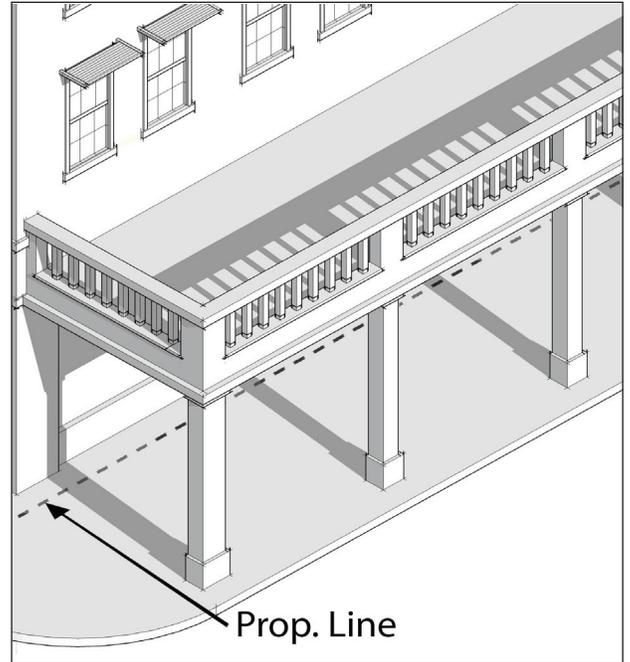
245.204.090 Gallery

A. DESCRIPTION

A gallery is an attached, cantilevered shed or a lightweight colonnaded space overlapping the sidewalk resulting in a covered sidewalk space. This frontage type requires the ground floor to be constructed at or close to sidewalk grade, and is not appropriate for buildings with ground-level residential use.

B. DESIGN STANDARDS

1. Galleries shall be no less than 10' wide clear in all directions, with 2'6" max. between curb face and gallery eave.
2. Along primary frontages, the gallery shall correspond to storefront openings.
3. Primary frontage storefront openings shall be at least 65% of the first floor wall area and not have opaque or reflective glazing.
4. Placement: 1st and 2nd stories.



Axonometric Diagram



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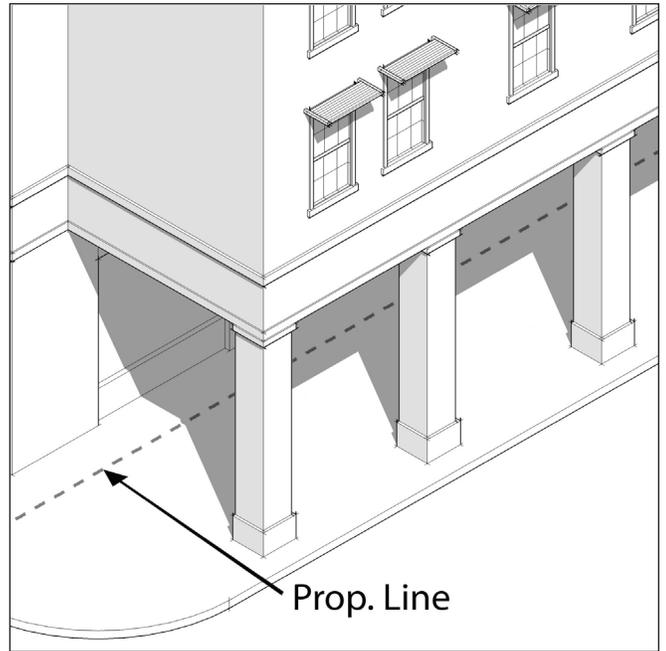
24S.204.100 Arcade

A. DESCRIPTION

Arcades are facades with an attached colonnade, that is covered by upper stories.

B. DESIGN STANDARDS

1. Arcades shall be no less than 10' wide clear in all directions.
2. Along primary frontages, the arcade shall correspond to storefront openings.
3. Primary frontage storefront openings shall be at least 65% of the first floor wall area and not have opaque or reflective glazing.



Axonometric Diagram



Illustrative Photo

24S.205.010 Purpose and Applicability

A. PURPOSE

This Section identifies the building 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 building form, character, and quality.

B. APPLICABILITY

Each proposed building shall be designed in compliance with the standards of this Section for the applicable building type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with building type requirements.

C. ALLOWABLE BUILDING TYPES BY ZONE

A lot may be developed only with a building type allowed by Section 24S.200.030, 24S.200.040 or 24S.200.050 in the transect zone applicable to the lot.

D. MIXED TYPE DEVELOPMENT

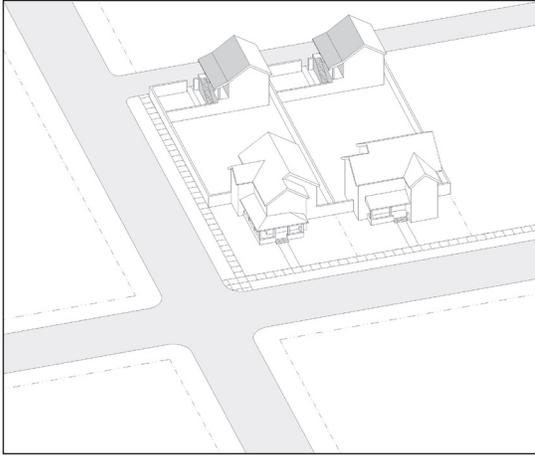
The development regulations of this Code are structured by the definition of distinct building types that have been identified as specifically appropriate to Ventura, and to the Saticoy & Wells Area, in scale, configuration and character. Particularly on deep lots, there is an opportunity to successfully mix these types within a single development project. Mixed type development standards allows and in some cases requires that this be done, to ensure a reasonable degree of variety in the massing and organization of the buildings and open spaces on the lot, and variation on the frontages at a scale appropriate to Saticoy & Wells thus avoiding a "mega-project" appearance.

The guiding principles for such development are:

1. That the scale and character of the building(s) be calibrated to the existing urban context, often breaking down the scale of a large site into building masses and elements that are of a scale similar to lotting and design of neighboring buildings.

Note that the Stacked Dwelling Building Type is only permitted when it is a part of a Mixed Type development. Multi-family buildings that are not part of a Mixed Type Development shall conform to one of the several available multi-family types: duplex, triplex, quadplex, villa, sidecourt housing, courtyard housing, or commercial block, as allowed on a particular lot by the Regulating Plan.

245.205.020 Carriage House and Second Unit



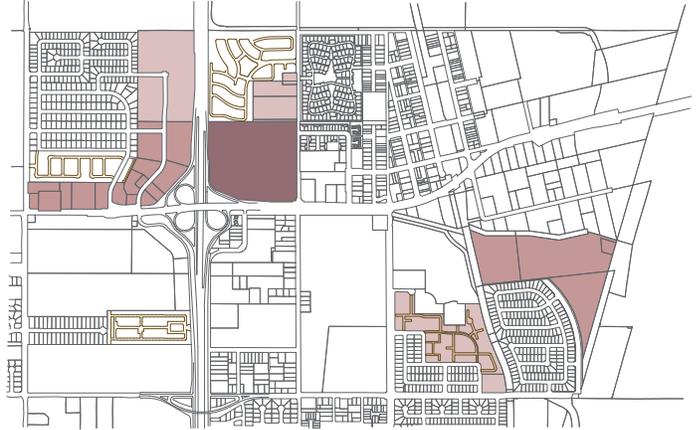
Building Type Diagram

A. DESCRIPTION

1. A Carriage House is a building type consisting of a dwelling unit on top of or attached, at-grade to a detached garage. Carriage Houses typically abut an alley at the rear of a lot that also includes a Front Yard or Side Yard House. Lots deeper than 120' within the T3.3 and T4.10 zone are eligible for a Carriage House. In compliance with State Planning Law, performance standards for Carriage Houses are mandatory and no variance may be granted. Carriage Houses approval is ministerial without public hearing.

B. ACCESS

1. The main entrance to the dwelling unit shall be accessed from the side yard setback, side street build-to or rear yard setback.
2. Where an alley is present, parking and services shall be accessed through the alley.



Allowed lots (if qualified by size)

C. PARKING AND SERVICES

1. Required parking may be within a garage, carport or tandem in the driveway.
2. An alley-accessed garage may accommodate up to three cars. A non-alley-accessed garage may accommodate no more than two cars. A street facing garage shall have one-car garage doors.

D. OPEN SPACE

1. Carriage Houses and garages may occupy no more than 30% of that area illustrated by Diagram C (Parking and Services Placement) of the applicable zone. (See Sections 245.200.030, 245.200.040)
2. One private yard of no less than 150 s.f. with a minimum dimension of 10' shall be provided at-grade or via a balcony not oriented toward a side yard setback.
3. On a lot without an alley, a Carriage House shall have a minimum rear yard setback of 10' and a minimum side yard setback of 5'.



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E. LANDSCAPE

1. One canopy tree shall be provided for shade and privacy within the rear 50% of the lot.

F. FRONTAGE

1. As Carriage Houses are located in the rear of lots, no frontage type is required since direct access from the street is not possible.

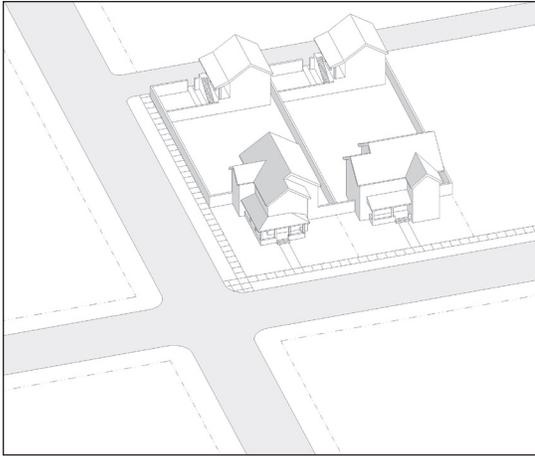


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G. BUILDING SIZE AND MASSING

1. Carriage houses shall be designed as flats located above or attached, at-grade to detached garages.
2. Carriage Houses located above garages shall be no taller than 2 stories (inclusive of garage) at 12' max. per floor.
3. Carriage Houses located attached, at-grade to garages shall be no taller than 1 story at 12' max. per floor.
4. Carriage houses shall be a min. size of 750 s.f. habitable floor area.
5. Carriage houses shall not exceed 50% of primary building's habitable floor area.

24S.205.030 Front Yard House



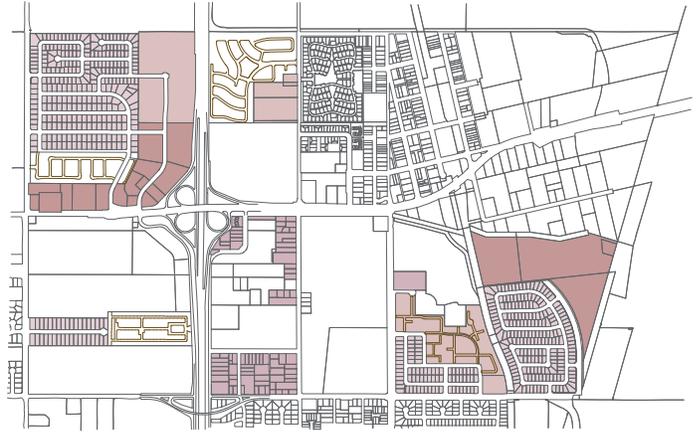
Building Type Diagram

A. DESCRIPTION

A detached building designed as a single dwelling unit that may be located upon a qualifying lot in the T3.3 and T4.10 zones. A Front Yard House may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24S.200.030 and 24S.200.040) A Front Yard House is accessed from the sidewalk adjacent to the street build-to line. The following text provides performance standards for Front Yard Houses.

B. ACCESS

1. The main entrance shall be located within the façade and accessed directly from the street through an allowed frontage type. [W]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7 to 10 feet wide, and with 2' min. planters on each side. [W]
4. On a corner lot without access to an alley, parking and services shall be accessed by a driveway of 18' maximum width, and with 2' planters on each side. [W]



Allowed lots (if qualified by size)

C. PARKING AND SERVICES

1. Required parking for one car shall be within a garage. The remainder of required parking may be provided in a garage, carport or as open. [W]
2. An alley accessed or non-alley accessed garage or carport may accommodate up to three cars. [W]
3. Parking facing a side street build-to line shall be accommodated in a two-car garage with one-car garage doors. [W]
4. Where an alley is present, services, above ground equipment and trash container areas should be located on the alley. [DR]
5. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the house and be screened from view from the street with landscaping or a fence. [W]

D. OPEN SPACE

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. One usable, outdoor space shall be provided behind the Front Yard House at no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular) with a minimum dimension of 20'. [W]



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E. LANDSCAPE

1. Landscape is encouraged to not separate a front yard from front yards on adjacent parcels. Front yard trees are encouraged to be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Side yard trees may be placed to protect the privacy of neighbors. [DR]
3. At least one large tree is encouraged for planting within each rear yard for shade and privacy. [DR]



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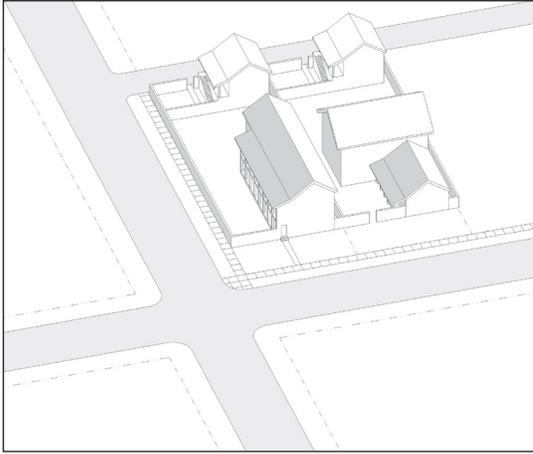
F. FRONTAGE

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. BUILDING SIZE AND MASSING

1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. [DR]
2. Houses on corner lots shall be designed with two facades of equal architectural expression. [DR]
3. Buildings shall be composed of one and/or two story volumes, each designed to house scale. [DR]

24S.205.040 Side Yard House



Building Type Diagram

A. DESCRIPTION

A detached building designed as a single dwelling unit that may be located upon a qualifying lot in the T3.3 and T4.10 zones. A Side Yard House may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24S.200.030 and 24S.200.040) A Side Yard House is flanked by a side yard of a width comparable to the street build-to line and is accessed via a walkway parallel to that yard area. The following text provides performance standards for Side Yard Houses.

B. ACCESS

1. The main entrance shall be accessed directly from the street through an allowed frontage type or side yard area equal in width to the street build-to line. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, this type is allowed only on a corner lot. [E]
4. For a corner lot without access to an alley, parking and services shall be accessed by a driveway of 18' maximum width, and with 2' planters on each side. [W]



Allowed lots (if qualified by size)

C. PARKING AND SERVICES

1. Required parking for one car shall be within a garage. The remainder of required parking may be provided in a garage, carport or as open. [W]
2. An alley accessed garage or carport may accommodate up to three cars. A non-alley-accessed garage or carport may accommodate no more than 2 cars. Parking facing a side street must be accommodated in a garage (carports are not allowed). A side street facing garage shall have 1-car garage doors. [W]
3. Where an alley is present, services, above ground equipment and trash container areas should be located on the alley. [DR]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the house and be screened from view from the street with landscaping or a fence. [W]

D. OPEN SPACE

1. Front yards are defined by the street build-to line of the applicable zone. [DR]
2. One side yard shall provide usable, outdoor space equal in width to the street build-to line but not less than 15', with ground floor living areas (e.g., living room, family room, dining room, etc.) opening to it with large windows and, where possible, French doors. This side yard shall be enclosed by a wall or hedge no more than 6' high, and shall encompass no less than 15% of the



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area of each lot and of a regular geometry (e.g., rectangular). [E]

3. On a corner lot, the side yard required by D.2 above, shall abut the street, and the enclosing wall or hedge shall be set back at least 5' from property line with a height of no more than 6'. The opposite side yard may not have a fence at the property line, with an easement instead allowing use of the yard by the neighbor. Windows facing this opposing yard shall be relatively small and high, providing light and ventilation while allowing for privacy. [E]

E. LANDSCAPE

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Trees in the front yard should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
3. At least one large tree shall be provided in each rear yard for shade and privacy. [DR]



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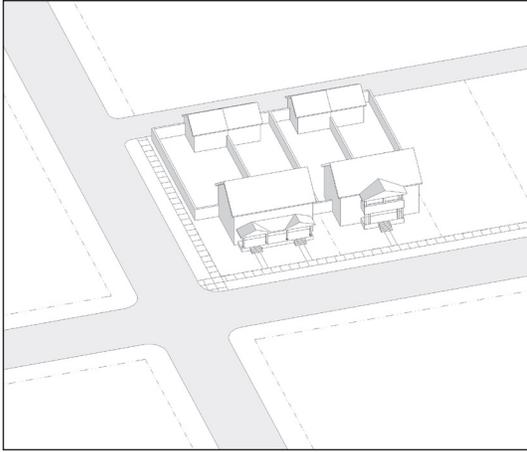
F. FRONTAGE

1. This building type shall provide a permitted frontage type at the street build-to line or within the side yard required by Section D (Open Space) above. [E]
2. Notwithstanding setback requirements of the applicable zone, the front setback need not exceed 10'. [W]
3. A gallery, either one or two stories in height, or an arcade frontage type shall occur for at least half the building length along the building elevation facing the side yard required by Section D (Open Space) above.
4. Because a frontage type is not mandatory at the street build-to line, special care shall be taken to ensure that the composition of fenestration and other architectural details are scaled to the public rooms of the house. [DR]

G. BUILDING SIZE AND MASSING

1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3', and one vertical break. [DR]

24S.205.050 Duplex, Triplex, Quadplex



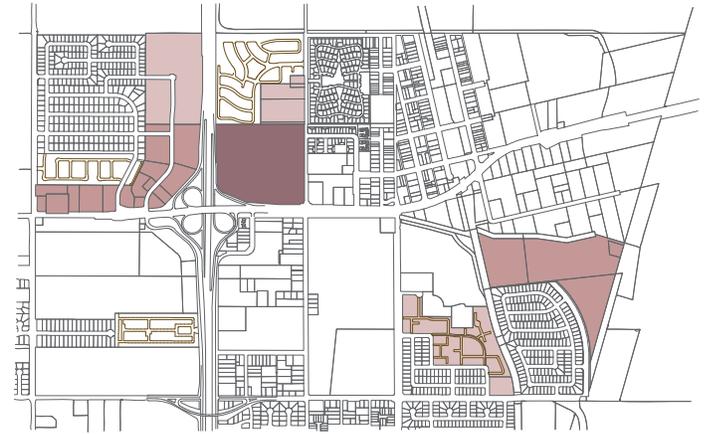
Building Type Diagram

A. DESCRIPTION

A building containing two, three, or four dwelling units that may be located upon a qualifying lot in the T4.10 and T5.4 zones. Each dwelling unit is individually accessed directly from the street. A Duplex, Triplex, Quadplex may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24S.200.040 and 24S.200.050) The following text provides performance standards for Duplex, Triplex, Quadplexes.

B. ACCESS

1. Entrances to each dwelling shall be accessed directly from, and face, the street. Access to second floor dwellings shall be by a stair, which may be open, roofed or enclosed. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7' to 10' wide, and with 2' planters on each side. [W]
4. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]



Allowed lots (if qualified by size)

C. PARKING AND SERVICES

1. One parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carports, or as open. [W]
2. Garages on corner lots without alleys may face the street only if provided with one-car garage doors, and with driveways no more than 8' wide that are separated by planters at least 2' wide. Garages facing a side street shall not accommodate more than four cars. [W]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

D. OPEN SPACE

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. Each dwelling at the first floor shall have a usable, outdoor space of at least 150 s.f. with a minimum dimension of 8'. [W]



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3. Each dwelling accessed above the first floor shall have a usable, outdoor space that may be in balconies or loggias and of at least 150 s.f. with a minimum dimension of 7'. [W]
4. Dwellings accessed at the first floor should provide outdoor space at-grade that is enclosed by landscaping or a wall. [DR]

E. LANDSCAPE

1. Landscape should not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
3. At least one large tree shall be provided in the rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

F. FRONTAGE

1. On corner lots, dwellings are encouraged to obtain access through a permitted frontage type from either street; particularly in triplexes and quadplexes. [DR]

G. BUILDING SIZE AND MASSING

1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3', and one vertical break. [DR]
2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
3. Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale. [DR]
4. Dwellings within buildings may be flats and/or townhouses. [DR]



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of no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular). This yard area is intended for common use by all dwelling occupants. [E]

3. Dwelling units accessed above the first floor may provide usable, outdoor space in balconies or loggias with a minimum dimension of 7'. [DR]
4. Dwelling units accessed at the first floor may provide usable, outdoor space, exclusive of the common yard area required above. [DR]

E. LANDSCAPE

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
3. At least one large tree should be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]



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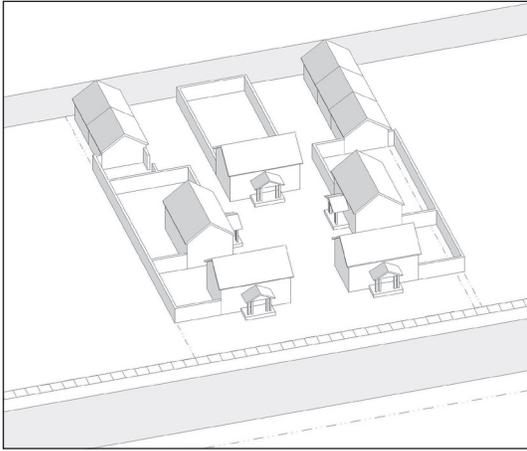
F. FRONTAGE

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. BUILDING SIZE AND MASSING

1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. Architectural elements such as bay windows, projecting rooms or covered balconies may be provided in lieu of one plane break. [DR]
2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
3. Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale. [DR]
4. Dwellings within buildings may be flats and/or townhouses. [DR]

24S.205.070 Bungalow Court



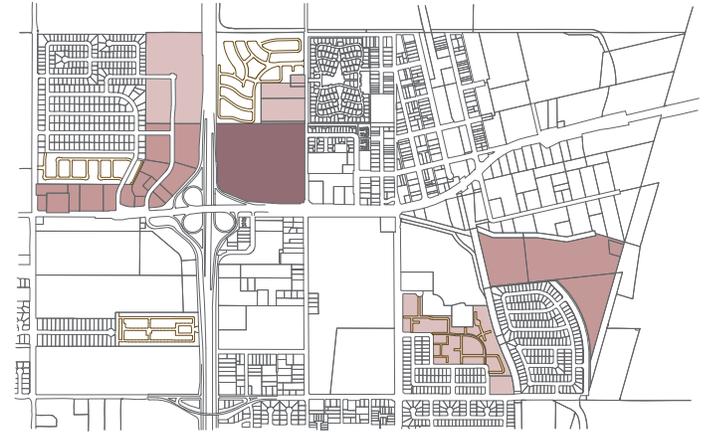
Building Type Diagram

A. DESCRIPTION

Four or more detached houses arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or street. Bungalow Courts may be located upon qualifying lots in the T4.10 and T5.4 zones. A Bungalow Court may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24S.200.040 and 24S.200.050) The following text provides performance standards for Bungalow Courts.

B. ACCESS

1. Entrances to dwellings shall be directly from the front yard or from the courtyard. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. On a corner lot without access to an alley, parking and services shall be accessed from the side street by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]
4. On an interior lot without access to an alley, parking and services shall be accessed by a driveway 7' to 10' wide, and with 2' planters on each side. [W]



Allowed lots (if qualified by size)

C. PARKING AND SERVICES

1. Required parking shall be at-grade. One parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Garages on corner lots without alleys may face the side street only if provided with one-car garage doors, and with driveways no more than 8' wide that are separated by planters at least 2' wide. Garages facing a side street shall not accommodate more than four cars. [W]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

D. OPEN SPACE

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. Dwelling entrances shall face a courtyard that comprises at least 15% of the lot area and of a regular geometry (e.g., rectangular). [E]



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3. Each dwelling shall have a usable, outdoor space of at least 150 s.f. with a minimum dimension of 8'. This space shall be exclusive of the courtyard and may be located in a side yard and/or the rear yard. [E]
4. Required outdoor space shall be enclosed by a fence, wall or hedge. [DR]

E. LANDSCAPE

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
3. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]



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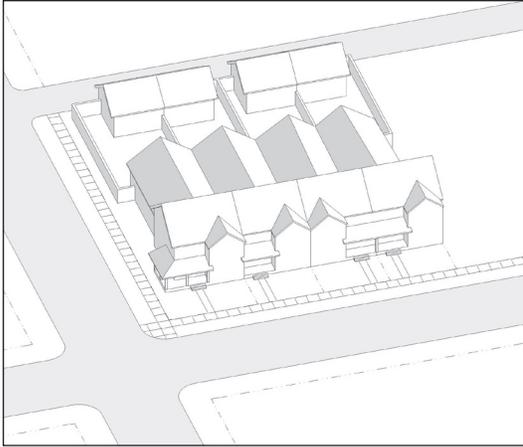
F. FRONTAGE

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. BUILDING SIZE AND MASSING

1. Buildings shall be composed of one and/or two story volumes and massed as houses. [DR]
2. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3', and one vertical break. Architectural elements such as bay windows, projecting rooms or covered balconies may be provided in lieu of one plane break. [DR]
3. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
4. Dwellings within the buildings may be flats and/or townhouses. [DR]

24S.205.080 Rowhouse



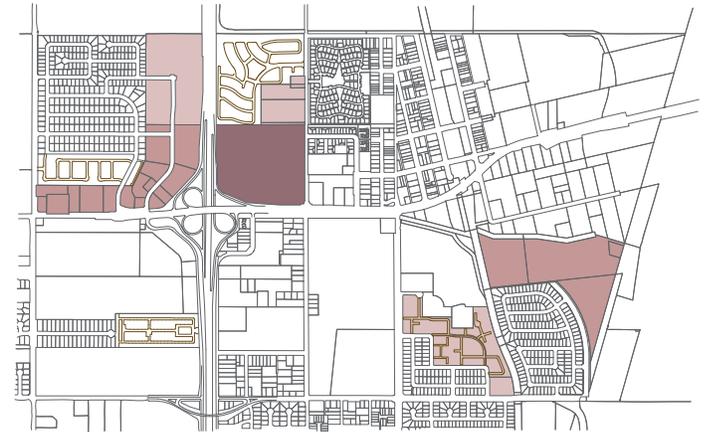
Building Type Diagram

A. DESCRIPTION

Two or more detached two- or three-story dwellings with zero side yard setbacks located upon a qualifying lot in the T4.10 and T5.4 zones. A Rowhouse may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24S.200.040 and 24S.200.050) The following text provides performance standards for Rowhouses.

B. ACCESS

1. The main entrance to each dwelling shall be accessed directly from and face the street. [E]
2. Parking and services shall be accessed from an alley or subterranean garage in a Mixed Type Development. This type is not allowed on a lot without an alley or outside of a Mixed Type Development. [E]



Allowed lots (if qualified by size)

C. PARKING AND SERVICES

1. Required parking for one car shall be in a garage, which may be attached to, or detached from, the dwelling. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Corner lots shall not have garages that face the side street. [W]
3. Services, above ground equipment and trash container areas shall be located on the alley. [W]

D. OPEN SPACE

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. One usable, outdoor space shall be provided behind the Rowhouse at no less than 15% of the lot area and of a regular geometry (e.g., rectangular) with a minimum dimension of 20'. [E]



Illustrative Photo



Illustrative Photo

E. LANDSCAPE

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

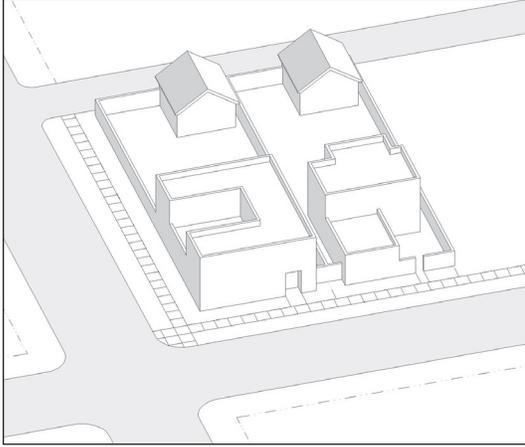
F. FRONTAGE

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. BUILDING SIZE AND MASSING

1. Buildings shall be composed of 2 and/or 3-story volumes in compliance with the regulations for the applicable zone. [DR]
2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
3. In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the street build-to line, and the townhouse dwelling shall be accessed by a separate front door and an internal stair. [DR]
4. In a 2-story building, the Rowhouse consists of a townhouse dwelling which is accessed from and faces the street. [DR]

245.205.090 Live-Work



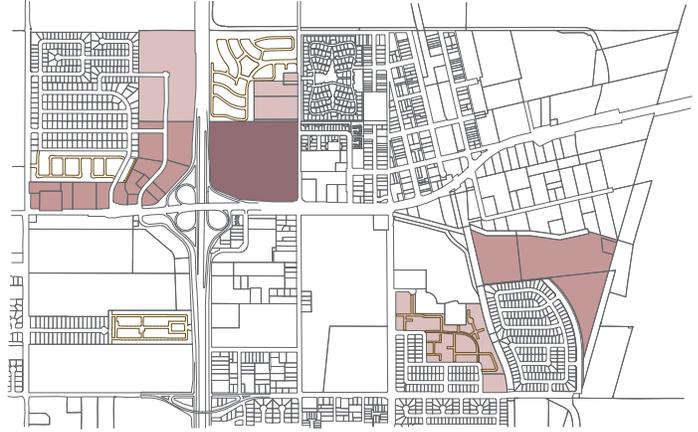
Building Type Diagram

A. DESCRIPTION

An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity at the ground floor. Non-residential uses are identified under E (Allowed Land Uses) of the applicable zone. (Section 245.200.040 and 245.200.050) A Live-work building may be located upon a qualifying lot in the T4.10 and T5.4 zones. The following text provides performance standards for Live-work buildings.

B. ACCESS

1. Live-work buildings have one of two methods of pedestrian access. Both methods segregate access to residential occupancy and work activity in either of the following manners:
 - a. The main entrance to the ground floor flex space shall be accessed directly from and face the street, and the upstairs residential occupancy area shall be accessed by a separate entrance and internal stair that is also accessed from and which faces the street; or [E]
 - b. The main entrance to the ground floor flex space shall be accessed directly from and face the street, and the upstairs residential occupancy area shall also be accessed by that same entrance but the ground level floor plan shall control access between floor levels through use of a small lobby, room partitions



Allowed lots (if qualified by size)

and doors. The intention is to prevent residential occupants and/or guests from needing to traverse through the flex space. [E]

2. Parking and services shall be accessed from an alley or subterranean garage in a Mixed Type Development. This type is not allowed on a lot without an alley or outside of a Mixed Type Development. [E]

C. PARKING AND SERVICES

1. Required parking for one car shall be in a garage, which may be attached to, or detached from, the dwelling. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Corner lots shall not have garages that face the side street. [W]
3. Services, above ground equipment and trash container areas shall be located on the alley. [W]



Illustrative Photo

D. OPEN SPACE

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. One usable, outdoor space shall be provided behind the Live-work building at no less than 15% of the lot area and of a regular geometry (e.g., rectangular) with a minimum dimension of 20'. [E]

E. LANDSCAPE

1. Landscape shall not obscure front yards on adjacent lots or the front of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]



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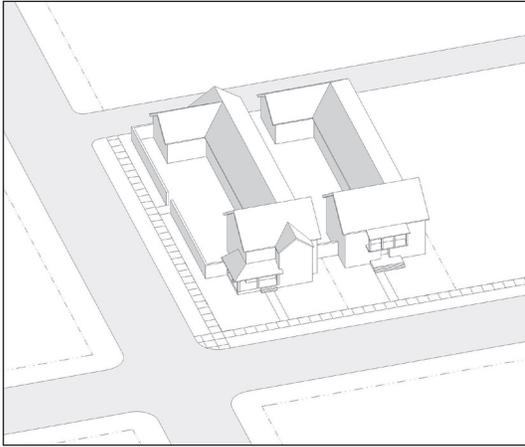
F. FRONTAGE

1. As a building that provides both residential and non-residential uses, the commercial/flex space on ground floors should be oriented toward the street to allow pedestrian exposure and direct access to the commercial/flex space. [DR]

G. BUILDING SIZE AND MASSING

1. Buildings shall be composed of 2 and/or 3-story volumes in compliance with the height limitations of the applicable zone. [DR]
2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]

24S.205.100 Side Court Housing



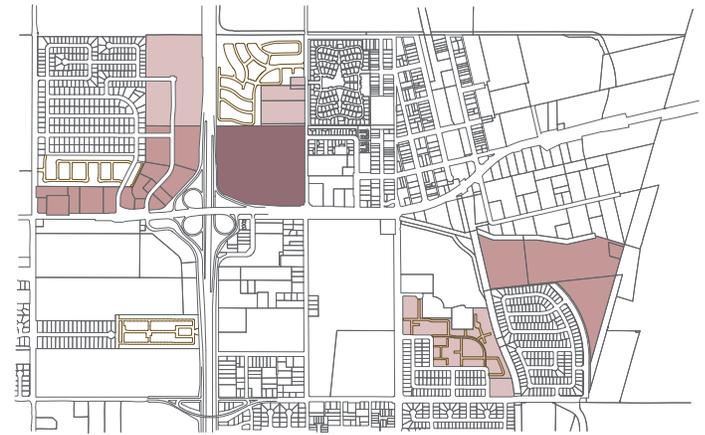
Building Type Diagram

A. DESCRIPTION

A building or group of buildings containing dwelling units arranged on a lot in a row with the first unit facing the street upon a qualifying lot in the T4.10 and T5.4 zones. The primary entrance to each unit is from the side yard or, in the case of units facing the street, the front yard. Side Court Housing may be used for non-residential purposes where allowed by under E (Allowed Land Uses) of the applicable zone. (Section 24S.200.040 and 24S.200.050) A Side Court Building is flanked by a side yard or court of a width comparable to the street build-to line and dwellings are accessed via a walkway parallel to that area. The following text provides performance standards for Side Court Housing.

B. ACCESS

1. Entrances to dwellings shall be directly from the front yard or side yard area equal in width to the street build-to line. Access to no more than three (3) second-story dwellings shall be through an open or roofed (but not enclosed) stair. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7' to 10' wide, and with 2' planters on each side. [W]
4. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]



Allowed lots (if qualified by size)

C. PARKING AND SERVICES

1. Required parking may be at-grade or as subterranean. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Dwellings may have direct or indirect access to their parking stall(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged. [DR]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

D. OPEN SPACE

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. Dwellings shall face an active side yard with a minimum dimension of 20'. [E]



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3. Major ground floor rooms shall be open to the active side yard with large windows and, where possible, doors. [DR]
4. When located in an active side yard, a driveway shall be integrated into the design of the yard through the use of a reduced paved area, permeable paving materials or comparable surface area that provides a landscaped aesthetic and usable outdoor space. [DR]
5. Rear yards are not required for this type, as the private, usable outdoor space is provided in the side yard. [E]

E. LANDSCAPE

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
3. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

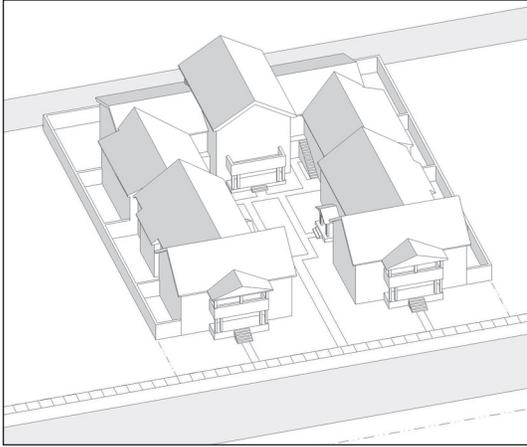
F. FRONTAGE

1. Each ground level dwelling shall have a frontage type that may not encroach into the active sideyard. [W]

G. BUILDING SIZE AND MASSING

1. Buildings shall be massed to the street as large houses of primarily two story volumes, and to the side yards as one-and two-story masses at the scale of houses. [DR]
2. The building elevation abutting an inactive side yard shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. [DR]
3. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
4. Dwellings within the buildings may be flats and/or townhouses. [DR]

24S.205.110 Courtyard Housing



Building Type Diagram

A. DESCRIPTION

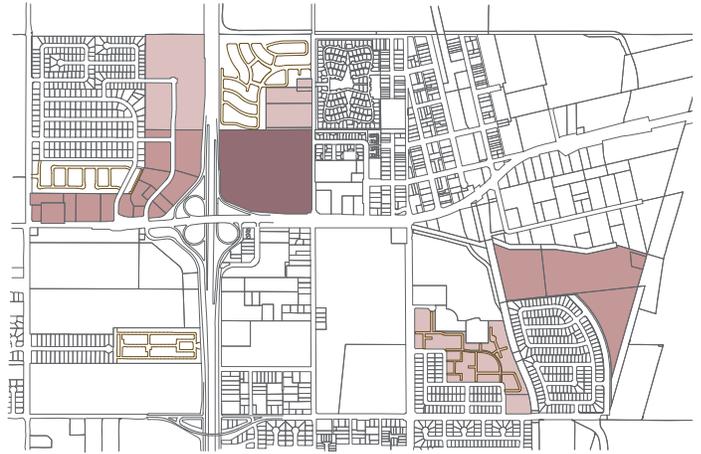
A group of dwelling units arranged to share one or more common courtyards upon a qualifying lot in the T4.10 and T5.4 zones. Dwellings take access from the street or the courtyard(s). Dwelling configuration occurs as townhouses, flats, or flats located over or under flats or townhouses. The courtyard is intended to be a semi-public space that is an extension of the public realm. Courtyard Housing may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24S.200.040 and 24S.200.050) The following text provides performance standards for Courtyard Housing.

B. ACCESS

1. The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street. [E]
2. Access to no more than three second story dwellings shall be through an open or roofed (but not enclosed) stair. [W]
3. Except for dwellings occurring at the fourth story, elevator access from subterranean parking may be provided between the garage and podium only. [W]
4. Where an alley is present, parking and services shall be accessed through the alley. [W]
5. Where an alley is not present on an interior lot, parking and services should be accessed from the street by a driveway near the side lot line and be flanked by planters, at least 1' wide. [DR]
6. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]

C. PARKING AND SERVICES.

1. Required parking may be at-grade or as subterranean. If provided at-grade, one parking space for each dwelling



Allowed lots (if qualified by size)

unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]

2. Dwellings may have direct or indirect access to their parking stall(s) or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged. [DR]
3. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

D. OPEN SPACE

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards with a cumulative total of at least 15% of the lot. [E]
3. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below. [W]
4. Minimum courtyard dimensions shall be 40' when the long axis of the courtyard is oriented East/West and 30' when the courtyard is oriented North/South. [W]
5. In 40' wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are



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permitted on one side of a 30' wide courtyard. [W]

6. Private patios may be provided in side and rear yards, and in courtyards. [DR]
7. Courtyards shall be connected to the public way and/or to each other by zaguans, or paseos. [E]
 - a. Zaguans shall be a minimum of 10' wide. [W]
 - b. Paseos shall be a minimum of 15' wide. [W]

E. LANDSCAPE

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]
3. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
4. At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale. [DR]
5. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

F. FRONTAGE

1. Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward courtyards and the street to the degree possible. Service rooms shall be oriented to side and rear yards to the degree possible. [DR]
2. No arcade or gallery may encroach into the required



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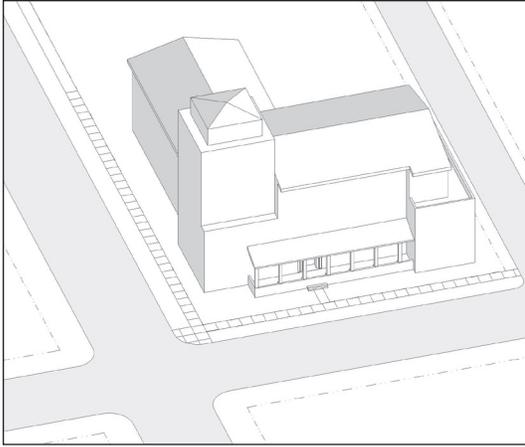
minimum width of a courtyard. [W]

3. Stoops up to 3' in height and dooryards up to 2' in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building. [W]
4. Dooryards that face and/or encroach into a courtyard shall be a minimum of 10' wide. [W]

G. BUILDING SIZE AND MASSING

1. Buildings may contain any four combinations of dwelling unit configurations: flats, flats over flats, townhouses, and townhouses over flats. [W]
2. Dwellings may be as repetitive or unique as deemed by individual designs. [DR]
3. Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling. [DR]
4. Four story masses shall be minimized inside courtyards and apparent on street frontages. [DR]
5. The intent of these performance standards is to provide for Courtyard Housing buildings with varying heights. Suggested height ratios are as follows:
 - a. 2.0 stories: 80% 2 stories, 20% 1 stories [W]
 - b. 2.5 stories: 60% 2 stories, 40% 3 stories [W]
 - c. 3.0 stories: 35% 2 stories, 50% 3 stories, 15% 4 stories [W]
 - d. 3.5 stories: 15% 2 stories, 60% 3 stories, 25% 4 stories [W]
6. These height ratios are maximums that correspond to the applicable zone.
7. Dwellings at fourth stories shall be accessed by single-loaded corridors or exclusive elevator service and configured as flats. [E]
8. The visibility of elevators and of exterior corridors at the third and/or fourth stories should be minimized by incorporation into the mass of the building. [DR]

245.205.120 Stacked Dwelling



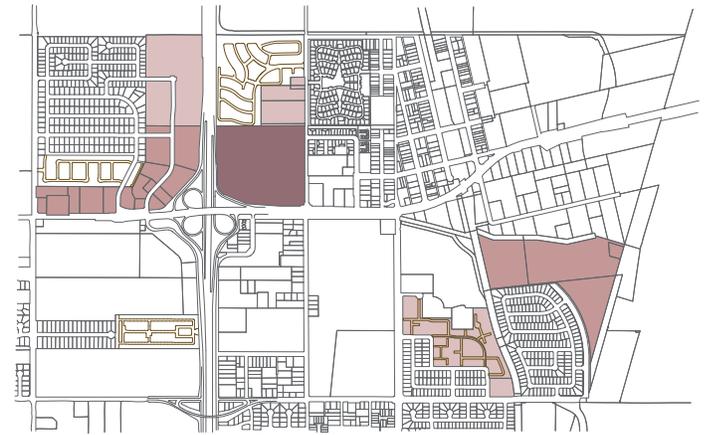
Building Type Diagram

A. DESCRIPTION

An exclusively residential building comprised of flats and/or other residential units which does not meet the requirements of any other building type herein; and located on a qualifying lot in T4.10 and T5.4 zones. Stacked Dwelling buildings may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 245.200.040 and 245.200.050) The following text provides performance standards for Stacked Dwelling.

B. ACCESS

1. The entrance to the building shall be through a street level lobby or through a combination of street/podium lobby directly accessible from the street. [E]
2. The main entrance to each ground floor dwelling shall be directly from the street. Secondary access may be through an elevator and corridor. Stacked Dwelling buildings within the T5.4 zone must have non-residential uses at the ground level. [E]
3. Elevator access shall be provided between the subterranean garage and each level of the building where dwelling access occurs. [W]
4. Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]
5. Where an alley is present, parking shall be accessed through the alley. [E]
6. Where an alley is not present, parking shall be accessed from the street through the building. [E]



Allowed lots (if qualified by size)

7. On a corner lot without access to an alley, parking shall be accessed from the side street through the building. [E]
8. Dwellings can be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements:
 - a. The open corridor length does not exceed 40 feet. [W]
 - b. The open corridor is designed in the form of a Monterey balcony, a loggia, a terrace, or a wall with window openings. [DR]

C. PARKING AND SERVICES

1. Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a garage, carport, or as open. [W]
2. Dwellings may have indirect access to their parking stalls. [DR]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]



Illustrative Photo

D. OPEN SPACE

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. The primary shared open space is the rear yard, which shall be designed as a courtyard. Courtyards may be located on the ground or on a podium. Side yards may also be provided for common use gardens. [E]
3. Minimum courtyard dimensions shall be 40' when the long axis of the courtyard is oriented East/West, and 30' when the courtyard is oriented North/South. [W]
4. Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]
5. In 40' wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30' wide courtyard. [W]
6. Private patios may be provided in side and rear yards. [DR]

E. LANDSCAPE

1. Front yard trees, if used, shall be less than the height of the buildings, except at the margins of the lot, where they may be used to frame and separate the building from its neighbors. [DR]



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2. Trees may be placed in side yards to create a particular sense of place. [DR]
3. At least one large tree shall be provided in the rear yard, planted directly in the ground; except for podium courtyards. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]
4. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

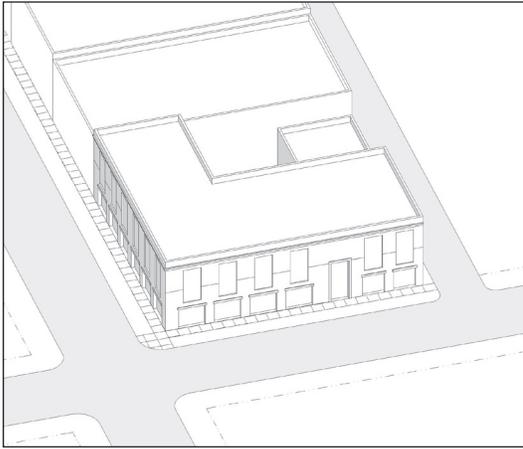
F. FRONTAGE

1. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]

G. BUILDING SIZE AND MASSING

1. Buildings may contain any of three dwelling type configurations: flats, townhouses, and lofts. [W]
2. Dwellings may be as repetitive or unique, as determined by individual designs. [DR]
3. Buildings shall be composed of one dominant volume, flanked by secondary ones. [DR]
4. The intent of these regulations is to provide for buildings with varying heights through adherence to the applicable zones height ratios.

245.205.130 Commercial Block



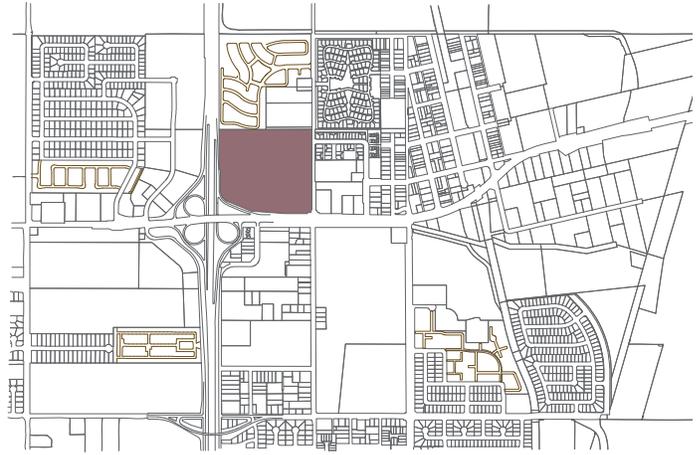
Building Type Diagram

A. DESCRIPTION

A building designed for occupancy by retail, service, and/or office uses on the ground floor street frontage, with upper floors configured for commercial use or for dwelling units. A Commercial Block may be located upon a qualifying lot in the T4.10 and T5.4 zones.

B. ACCESS

1. The main entrance to each ground floor area shall be directly from and face the street. [E]
2. Entrance to the residential and/or non-residential portions of the building above the ground floor shall be through a street level lobby or through a podium lobby accessible from the street. [E]
3. Elevator access shall be provided between the subterranean garage and each level of the building where dwelling and/or commerce access occurs. [W]
4. Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]
5. Where an alley is present, parking shall be accessed through the alley. [E]
6. Where an alley is not present, parking shall be accessed from the street through the building. [E]
7. On a corner lot without access to an alley, parking shall be accessed from the side street through the building. [E]
8. Dwellings may be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements:



Allowed lots (if qualified by size)

- a. The open corridor length does not exceed 40'. [W]
- b. The open corridor is designed in the form of a balcony, a loggia, a terrace, or a wall with window openings. [DR]

C. PARKING AND SERVICES

1. Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a garage, carport, or as open. [W]
2. Dwellings may have indirect access to their parking stalls. [DR]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways shall be located as close as possible to the side or rear of each lot. [DR]

D. OPEN SPACE

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. The primary shared open space is the rear yard, which shall be designed as a courtyard. Courtyards may be located on the ground or



Illustrative Photo

on a podium. Side yards may also be provided for outdoor patios connected to ground floor commercial uses. [E]

3. Minimum courtyard dimensions shall be 40' when the long axis of the courtyard is oriented East/West, and 30' when the courtyard is oriented North/South. [W]
4. The minimum courtyard area shall be fifteen percent 15% of the lot area. [W]
5. Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]
6. In 40' wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30' wide courtyard. [W]
7. Private patios may be provided in side and rear yards. [DR]

E. LANDSCAPE

1. No private landscaping is required in front of the building. [DR]
2. Trees may be placed in side yards to create a particular sense of place. [DR]
3. At least one large tree shall be provided in the rear yard, planted directly in the ground; except for podium courtyards. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]



Illustrative Photo

4. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

F. FRONTAGE

1. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]

G. BUILDING SIZE AND MASSING

1. Buildings may contain any of three dwelling types: flats, townhouses, and lofts. [W]
2. Dwellings may be as repetitive or unique, as determined by individual designs. [DR]
3. Buildings may be composed of one dominant volume, and may be flanked by secondary ones. [DR]
4. The intent of these regulations is to provide for buildings with varying heights. Suggested height ratios are as follows:
 - a. 1.0 story: 100% 1 story. [W]
 - b. 2.0 stories: 85% 2 stories, 15% 1 stories. [W]
 - c. 3.0 stories: 85% 3 stories, 15% 4 stories. [W]
 - d. 4.0 stories: 70% 4 stories, 15% 3 stories, 15% 2 stories. [W]
5. These height ratios are maximums that may exceed that allowed by the applicable zone.
6. The visibility of elevators and of exterior corridors at the third, fourth and/or fifth stories shall be minimized by incorporation into the mass of the building. [DR]

STREET AND STREETScape STANDARDS

24S.206.010 Purpose and Applicability

A. PURPOSE

This Section identifies the street and streetscape 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.

A. APPLICABILITY

This Section applies to alleys and the various configurations of streets in the Saticoy & Wells Area. The proposed standards herein are conceptual, will be studied, and may be revised accordingly during the Mobility Plan and UC Hansen and Parklands Specific Plans.

24.S.206.020 Telegraph Road (Saticoy Avenue to Nevada Avenue)

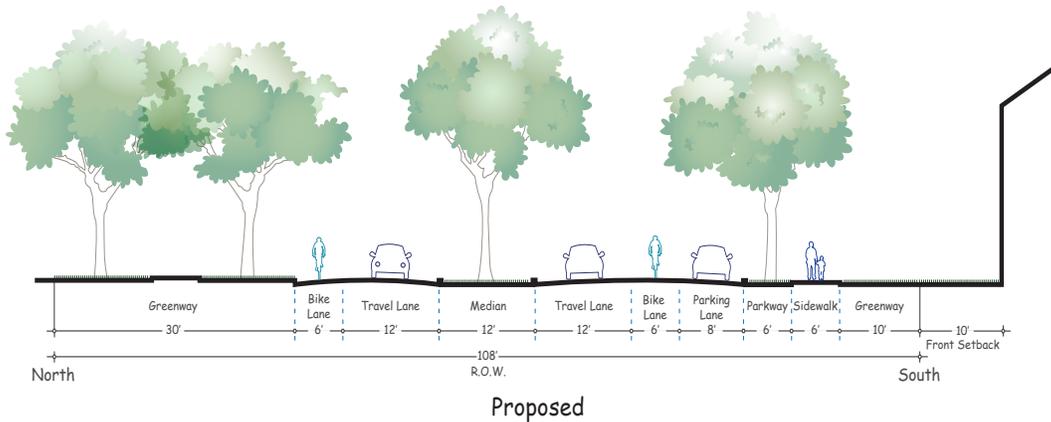
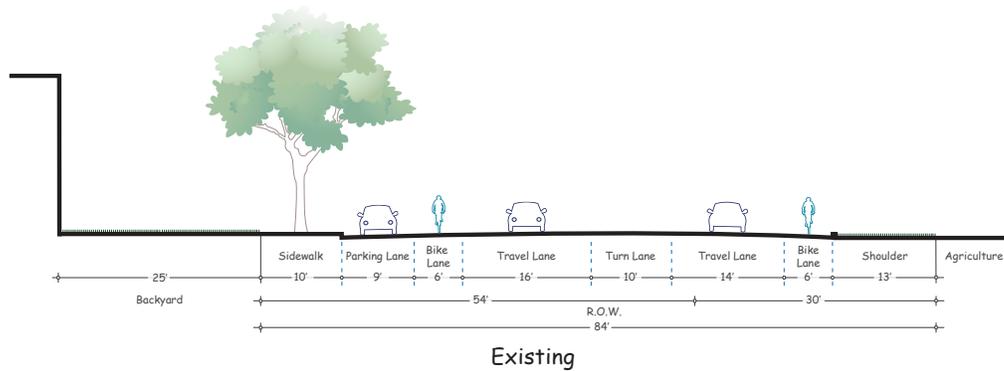
A. DESCRIPTION

The segment of Telegraph Road between Saticoy Avenue and Nevada Avenue will have sufficient right-of-way to accommodate the ultimate four-lane arterial designation. It will be improved, in the interim, as a two-lane collector with a raised median, bike lanes, and “green street” features incorporated in the northern half. Parking will only be allowed on the south side.

Movement
Design Speed
Pedestrian Crossing Time
Curb Radius
Landscape Type

Telegraph Road (Saticoy to Nevada)

Free
25 MPH
16.0 seconds
25'
Trees at 25' on center



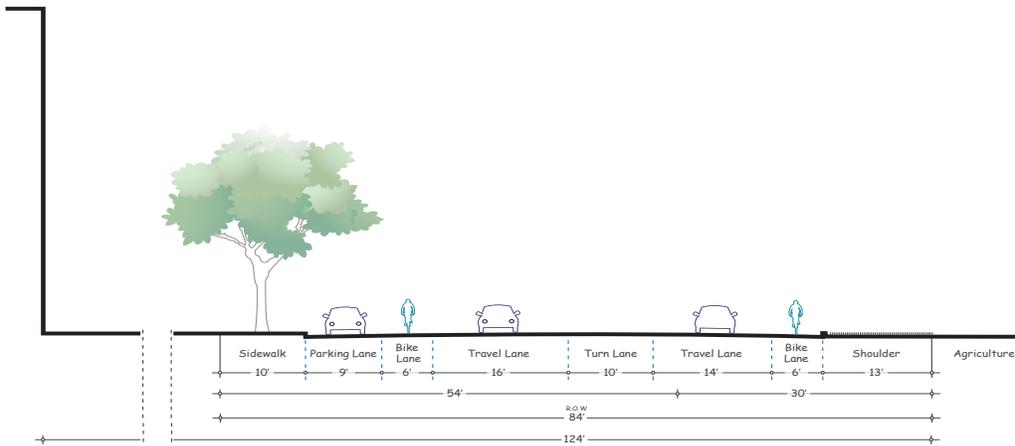
24.S.206.021 Telegraph Road (Nevada Avenue to Wells Road)

A. DESCRIPTION

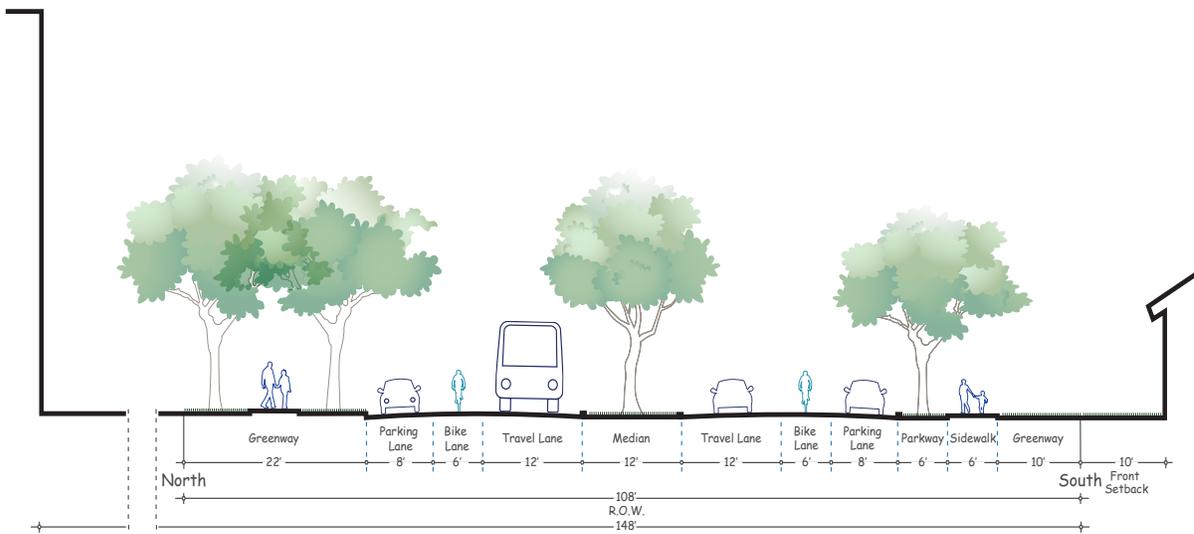
The segment of Telegraph Road between Nevada Avenue and Wells Road will have sufficient right-of-way to accommodate the ultimate four-lane arterial designation. It will be improved, in the interim, as a two-lane collector with a raised median, bike lanes, and “green street” features incorporated in the northern half. Parking will be allowed on both sides.

Movement	Free Movement
Design Speed	25 MPH
Pedestrian Crossing Time	18.3 seconds
Curb Radius	25'
Landscape Type	Trees at 25" on center

Telegraph Road (Nevada Ave to Wells Rd)	
Movement	Free Movement
Design Speed	25 MPH
Pedestrian Crossing Time	18.3 seconds
Curb Radius	25'
Landscape Type	Trees at 25" on center



Existing



Proposed

Note: Sidewalk and parkway location to be determined per approved Parklands Specific Plan.

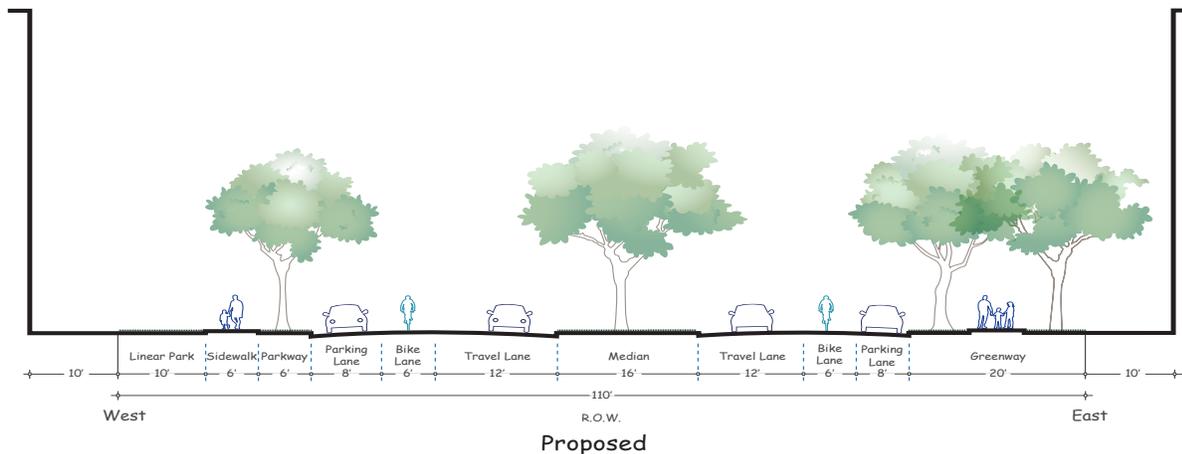
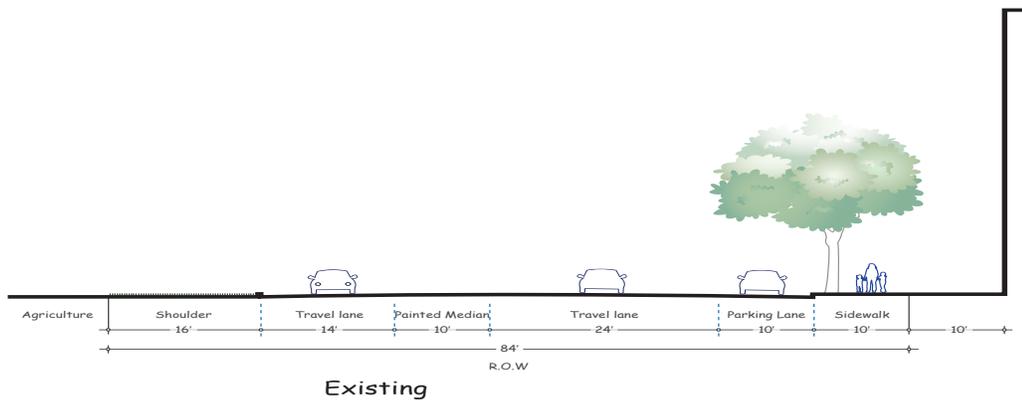
24S.206.022 Wells Road (Telegraph Road to Carlos Street)

A. DESCRIPTION

The segment of Wells Road between Telegraph Road and Carlos Street will have sufficient right-of-way to accommodate the ultimate four-lane arterial designation. It will be improved, in the interim, as a two-lane collector with a raised median, bike lanes, and “green street” features incorporated in the eastern half. Parking will be allowed on both sides.

Thoroughfare Type
Movement
Design Speed
Pedestrian Crossing Time
Curb Radius
Landscape Type

Wells Road (Telegraph Rd. to Carlos St.)	
Street	
Free Movement	
25 MPH	
19.4 seconds	
25'	
Trees at 25" on center	



Note: Sidewalk and parkway location to be determined per approved Parklands Specific Plan.

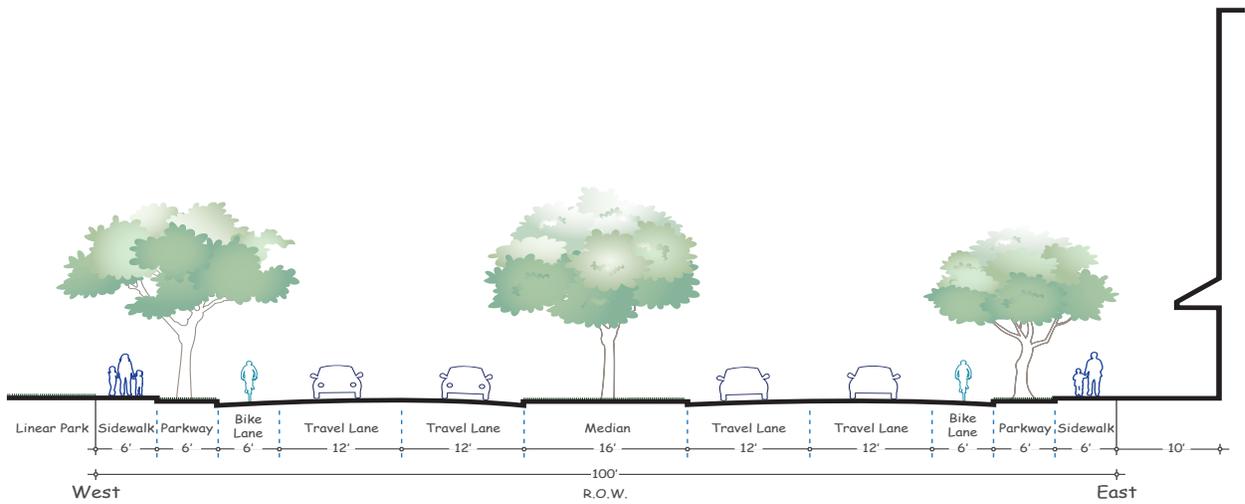
24S.206.023 Wells Road (Carlos Street to Citrus Drive)

A. DESCRIPTION

The segment of Wells Road between Carlos Street and Citrus Drive accommodates four travel lanes with a raised median. It will be improved with pedestrian and bicycle amenities on both sides. Parking will not be allowed on either side.

Thoroughfare Type	Street
Movement	Free Movement
Design Speed	35 MPH
Pedestrian Crossing Time	21.7 seconds
Traffic Lanes	4 lanes
Parking Lanes	None
Curb Radius	25'
Landscape Type	Tree at 25' on center
Transportation Provision	None

Wells Road (Carlos St to Citrus Drive)	
Thoroughfare Type	Street
Movement	Free Movement
Design Speed	35 MPH
Pedestrian Crossing Time	21.7 seconds
Traffic Lanes	4 lanes
Parking Lanes	None
Curb Radius	25'
Landscape Type	Tree at 25' on center
Transportation Provision	None



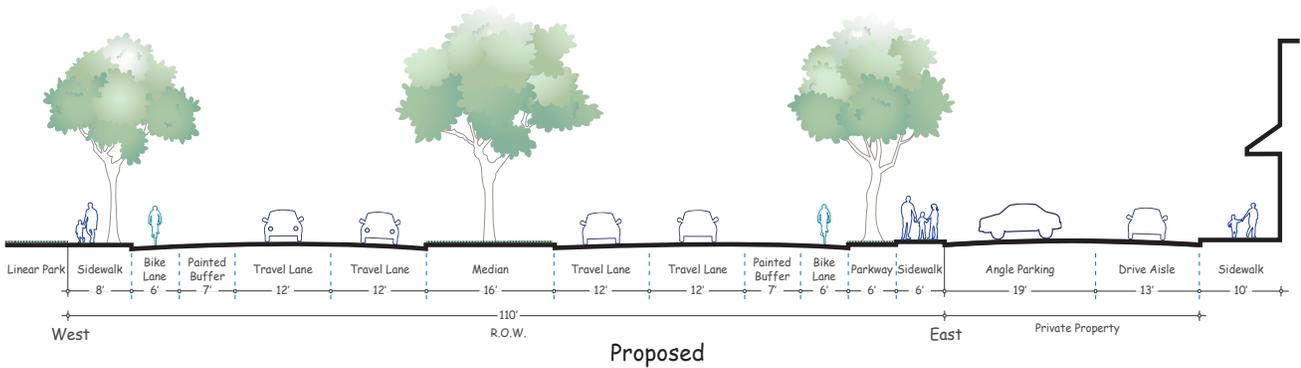
245.206.024 Wells Road (south of Darling Road)

A. DESCRIPTION

The segment of Wells Road south of Darling Road is part of State Route 118 and is under the jurisdiction of the California Department of Transportation (Caltrans) and accommodates four travel lanes with a raised median and bike lanes. It will be improved with pedestrian amenities on both sides. Parking will not be allowed on either side.

Thoroughfare Type	Street
Movement	Free Movement
Design Speed	35 MPH
Pedestrian Crossing Time	25.7 seconds
Curb Radius	25'
Landscape Type	Trees at 25' on center

Wells Road (south of Darling Road)	
Thoroughfare Type	Street
Movement	Free Movement
Design Speed	35 MPH
Pedestrian Crossing Time	25.7 seconds
Curb Radius	25'
Landscape Type	Trees at 25' on center



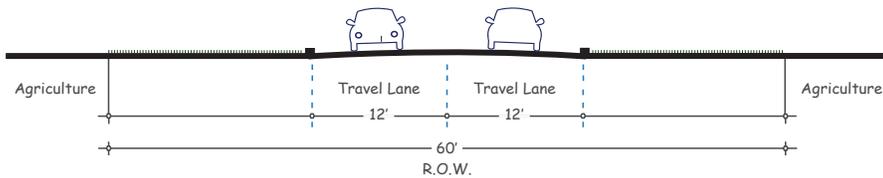
24S.206.026 Saticoy Avenue (Telegraph Road to south of Carlos Street)

A. DESCRIPTION

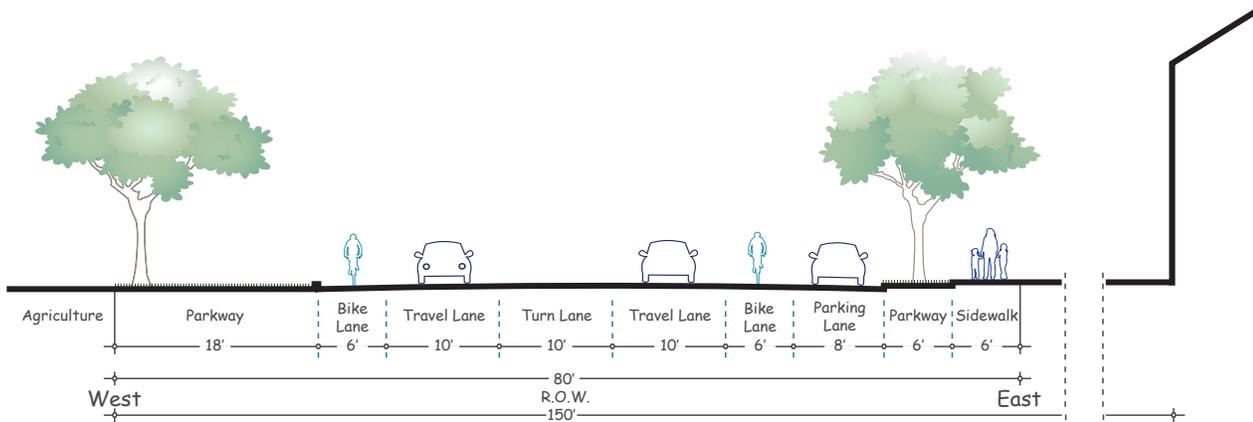
The existing segment of Saticoy Avenue will be improved as a two-lane collector with a center turn lane, bike lanes, and parking and sidewalk on only the east side.

Movement	
Design Speed	
Pedestrian Crossing Time	
Curb Radius	
Landscape Type	

Saticoy Ave (Telegraph Rd to south of Carlos St)	
Movement	Free Movement
Design Speed	25 MPH
Pedestrian Crossing Time	14.3 seconds
Curb Radius	25'
Landscape Type	Trees at 25' on center



Existing



Proposed

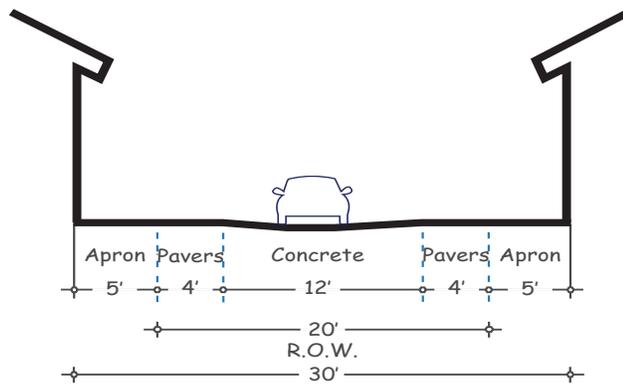
24S.206.027 Residential Streets

A. ALLEY

Alleys provide vehicular access to garages; serve as a service area for trash pickup and for location of dry utilities.

Movement
Design Speed
Pedestrian Crossing Time

Alley
Yield Movement
15 MPH
5.7 seconds



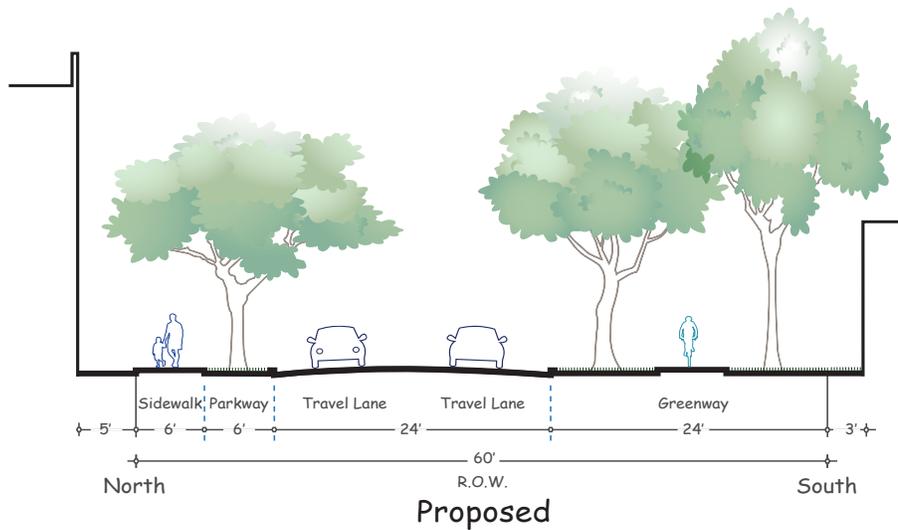
Proposed

B. CARLOS STREET (HANSEN TO PARKLANDS):

The proposed extension will be offset to provide a buffer for the mobile homes on the south side. Parking will not be allowed on either side.

Movement
Design Speed
Pedestrian Crossing Time
Landscape Type

Carlos Street (Hansen to Parklands)	
Movement	Free Movement
Design Speed	25 MPH
Pedestrian Crossing Time	6.9 seconds
Landscape Type	Trees at 25' on center

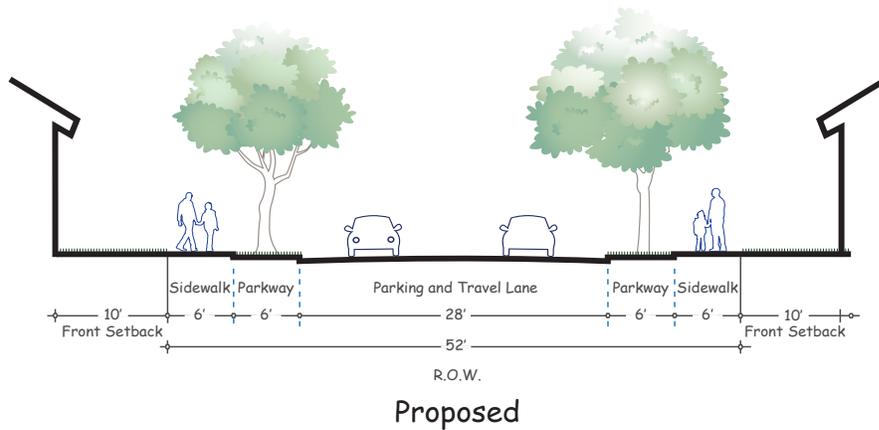


C. YIELD STREET 1:

A local street with a paved area of 28 feet and parking allowed on both sides. Two-way traffic is constrained and requires some motorists to stop yield the right-of-way to oncoming vehicles. Requires approval by Fire Department.

Movement
Design Speed
Pedestrian Crossing Time
Curb Radius
Landscape Type

Yield Street 1	
Yield Movement	
20 MPH	
8.0 seconds	
15'	
Trees at 25' on center	

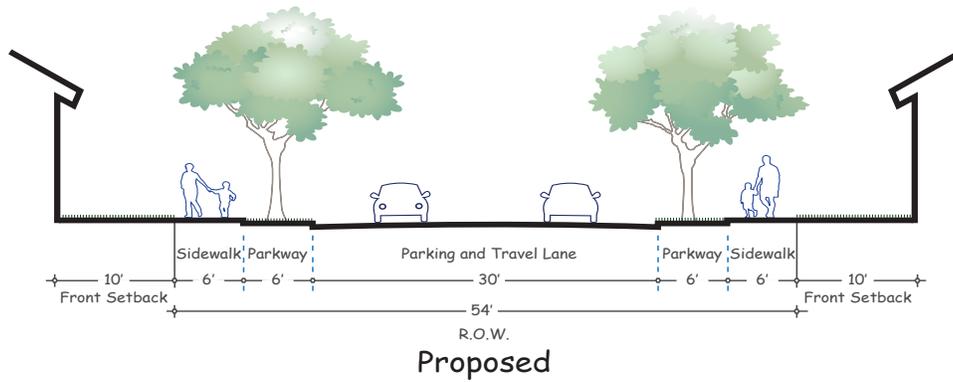


D. YIELD STREET 2:

A local street with a paved area of 30 feet and parking allowed on both sides. Two-way traffic is constrained and requires some motorists to stop yield the right-of-way to oncoming vehicles. Requires approval by Fire Department.

Movement
Design Speed
Pedestrian Crossing Time
Curb Radius
Landscape Type

Yield Street 2	
Yield Movement	
20 MPH	
8.6 seconds	
15'	
Trees at 25' on center	

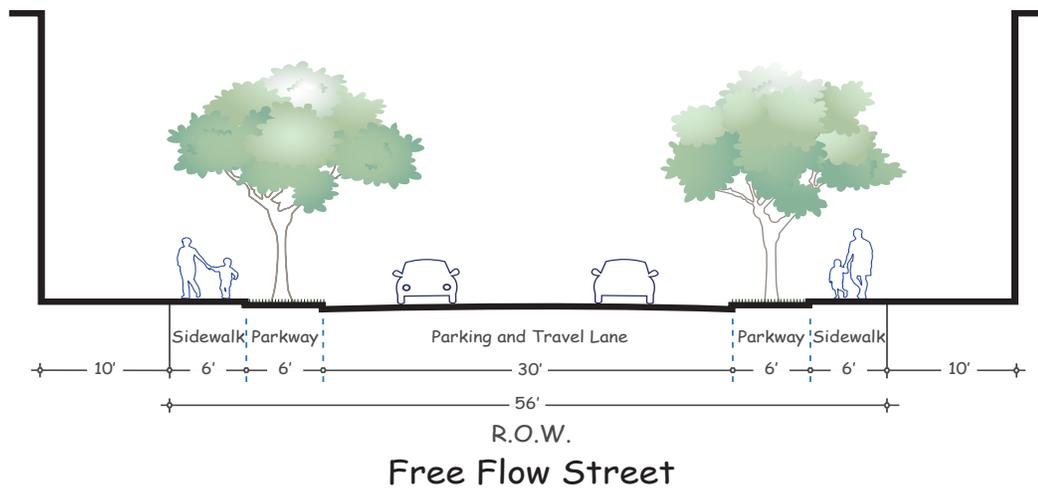


E. SLOW FLOW STREET :

A local street with a paved area of 32 feet and parking allowed on both sides. Two-way traffic is less constrained at slower speeds. Motorists react to vehicles coming from the opposite direction. While some drivers may choose to pass an oncoming vehicle at a slower speed, others may decide to stop and yield the right-of-way.

Movement
Design Speed
Pedestrian Crossing Time
Curb Radius
Landscape Type

Slow Flow Street	
Yield Movement	
	20 MPH
	9.1 seconds
	15'
	Trees at 25' on center

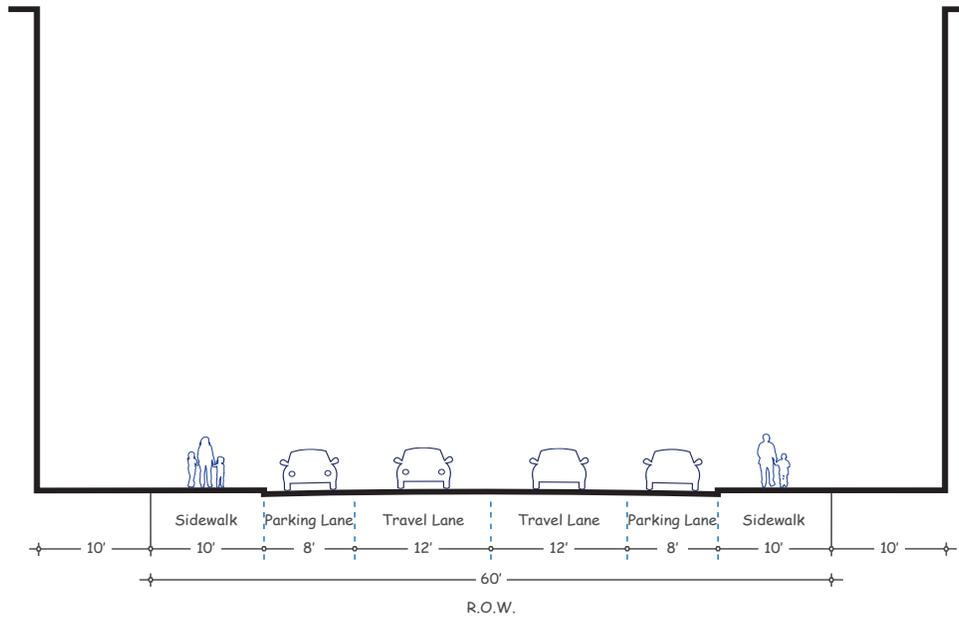


F. CITRUS DRIVE :

A conventional local street with a paved area of 40 feet and parking allowed on both sides.

Movement
Design Speed
Pedestrian Crossing Time
Curb Radius
Landscape Type

Citrus Drive	
Movement	Free Movement
Design Speed	25 MPH
Pedestrian Crossing Time	11.4 seconds
Curb Radius	15'
Landscape Type	Trees at 25' on center in tree wells

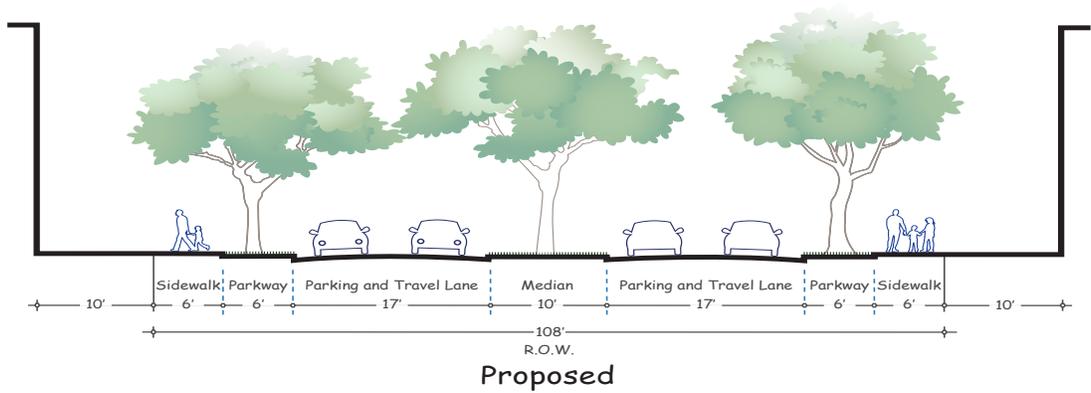


G. TWO-LANE BOULEVARD :

A divided local street with a raised median and one travel lane and parking in each direction.

Movement
Design Speed
Pedestrian Crossing Time
Curb Radius
Landscape Type

Two-lane Boulevard	
Movement	Free Movement
Design Speed	25 MPH
Pedestrian Crossing Time	12.6 seconds
Curb Radius	15'
Landscape Type	Trees at 25' on center



245.206.200 Public Frontages

TABLE E-1: Public Frontages - General

The Public Frontage is the area between the private lot line and the edge of the vehicular lanes. Dimensions are given in Table E-2 (Public Frontages - Specific)

		PLAN			
		LOT	R.O.W.		
		PRIVATE FRONTAGE	PUBLIC FRONTAGE		
<p>a. (HW) For Highways: This frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.</p>			T1	T2	T3
<p>b. (RR) For Rural Roads: This frontage has open swales drained by percolation, without parking. The landscaping consists of multiple tree and shrub species arrayed in naturalistic clusters</p>			T1	T2	T3
<p>c. (SR) For Standard Roads: This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.</p>			T3	T4	
<p>d. (RS) For Residential Street: This frontage has raised curbs drained by inlets and narrow sidewalks separated from the vehicular lanes by a wide continuous planter, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced alley.</p>			T3	T4	
<p>e. (SS) (AV) For Standard Streets or Avenues: This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced alley.</p>			T5	T6	
<p>f. (CS) (AV) For Commercial Streets or Avenues: This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the shopfront entrances.</p>			T5	T6	
<p>g. (BV) For Boulevards: This frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced alley.</p>			T3	T4	T5
				T6	

MIXED TYPE DEVELOPMENT STANDARDS

24S.207.010 Purpose

This section regulates the development of large parcels or parcel assemblages. The intent is to generate buildings whose massing and articulation reflects the scale of the Saticoy & Wells Area intended development pattern, and to prevent large monolithic and repetitive buildings. Large development projects shall be composed of multiple structures and/or shall be designed to have the appearance of multiple independent buildings. A variation in building height and a mix of various building and dwelling types within the same project is required to reflect the scale and the rhythm of the traditional lot pattern.

24S.207.020 Applicability

Any parcel or parcel assemblage with a contiguous area of 30,000 s.f. or more shall be developed as Mixed Type Development in accordance with the standards in this section. Parcels or parcel assemblages with a contiguous area less than 30,000 s.f. may also be developed as Mixed Type Development.

24S.207.030 Submittal Requirements

An application for a development qualifying under this section shall include, at a minimum, a plan sheet, inclusive of diagrams and text, which identifies proposed individual building sites and their dimensions, existing adjacent thoroughfares, proposed new thoroughfares, proposed Building Type(s), proposed Frontage Type(s) and the relationship of the project site to its surrounding context.

24S.207.040 Relationship to Zones and Development Standards and Building Type Standards

Each building within a Mixed Type Development shall comply with the applicable requirements in the Zones & Development Standards, Building Type Standards and Frontage Type Standards. However, standards and requirements shall be amended as follows:

A. STREET SETBACK

For buildings not abutting a street this requirement shall be waived. Buildings shall instead conform with the dimensions and requirements for semi-public paseos and/or courtyards described below.

B. ACCESS.

For buildings not abutting a street pedestrian access shall be taken directly from a paseo or courtyard that functions as the extension of the public realm as described above.

C. SIDE AND/OR REAR SETBACK

The overall project site shall be governed by the applicable Urban Standards. Nominal lots shall be governed by the interior side setback for the applicable zone as per the Urban Standards.

24S.207.050 Mixed Type Development Standards

Each building within a Mixed Type Development shall comply with the applicable requirements in the Zones & Development Standards, Building Type Standards and Frontage Type Standards. However, standards and requirements shall be amended as follows:

A. MIXED BUILDING TYPES

1. Developments on parcels or parcel assemblages between 30,000 s.f. and 50,000 s.f. shall be composed of at least 2 buildings which may be of the same or different building types as allowed by the applicable zone.
2. Developments on parcels or parcel assemblages exceeding 50,000 s.f. shall be composed of at least 3 buildings which may be of the same or different building types as allowed by the applicable zone.
3. Stacked Dwellings are generally not permitted in the Saticoy & Wells Area as they do not contribute much to enliven the street facade and do not provide direct street access for individual dwelling units. However, Mixed Type Developments allow for the inclusion of Stacked Dwellings if they are integrated into the overall design of a project. The units located within a Stacked Dwelling building type shall comprise no more than 30% of the project's total number of units and are encouraged to be located toward the rear of a lot.

B. BLOCK PERIMETER

1. Definition
 - a. Block Perimeter is a measure of the total length of the property line along all block faces.
 - b. Alleys and paseos do not define block faces.
 - c. The required maximum block perimeter for each transect zone is 1600 feet maximum.

2. Applicability

- a. Development increments that exceed the specified Maximum Block Perimeter standard must construct new public streets in locations that result in the creation of city blocks that do not exceed the Maximum Block Perimeter.
- b. New streets must be designed, configured, and located in accordance with the standards specified in principles set forth in Section 24S.208.
- c. Figure 24S.207.060 illustrates, step-by-step, how to introduce new streets and alleyways to subdivide a large parcel into smaller blocks and parcels.

3. Performance Measures

- a. New streets required by this section shall connect to existing streets.
- b. Blocks shall be designed to allow unobstructed bicycle access to the Class I and II bikeways.
- c. Wherever possible, new streets shall:
 - i. Align with existing street intersections.
 - ii. Be located along existing parcel boundaries.
 - iii. Be located and aligned to allow for future direct connections to other streets.

C. PEDESTRIAN ACCESS

The relatively large block may result in deep lots that accommodate buildings within the block that do not necessarily have direct frontage on any of the block bounding streets. These standards aim at ensuring that all dwelling units and/or residential lobbies independent of their location within a block have access to and are connected with the public realm and thus the life of the city. To that end, the public realm shall extend into the block in the form of new streets, paseos and/or interconnected courtyards that provide direct access to a public street. Paseos and courtyards are limited to pedestrian traffic, and in no case may a vehicular driveway be the sole means of access to a dwelling. Permitted building types shall be arranged around and take their primary access from this semi-public extension of the public realm.

Semi-public paseos and courtyards that serve as an extension of the public realm shall have the following minimum dimensions and setbacks:

1. Paseos shall be a minimum of 15 feet wide between primary building walls. Architectural encroachments are not permitted.
2. Courtyards shall be at minimum 30' wide for North/South oriented courtyards, or 40' wide for East/West oriented courtyard. See Section 24S.205.110, Sub-section D. Open Space, for further detail. Architectural encroachments are permitted as per the Zones & Development Standards.

D. VEHICULAR ACCESS

1. Parking shall be accessed from new internal streets, alleys or driveways. Cul-de-sacs and dead end streets are prohibited unless topographical constraints prohibit through streets. Alleys may be dead-end if they allow for future connection to adjacent parcels. Garage doors shall face alleys or driveways. Flag lots are prohibited.
2. Thoroughfares shall fluctuate in design (i.e., travel lane widths, sidewalk widths, landscaping, etc.) according to variables including, but not limited to, vehicle capacity, vehicle speed, topography, pedestrian (including bicycle use) circulation, public transit, placement of adjacent buildings and businesses, and function beyond the project development boundaries; all subject to City Engineer approval.

E. MASSING AND ARTICULATION

Development shall be designed as if buildings were to be built on narrow lots, following the traditional lotting pattern in the Saticoy Wells Area; subject to decision-making authority discretion for lesser or greater widths. Each building shall have a clear and harmonious pattern of vertically-oriented facade openings including entries, windows, and bays and columns or other exposed vertical supports. Vertical articulations can be produced by variations in rooflines, window groupings, applied facade elements such piers or pilasters, bay windows and subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements break up long, monolithic building facades along the street.

F. PUBLIC BUILDINGS.

Public buildings shall be located in visually prominent central locations recognizable and accessible to the public.

G. OPEN SPACE

1. Purpose

The Open Space requirement identifies a minimum size and location for special public space for subdivision of large tracts over 10 acres.

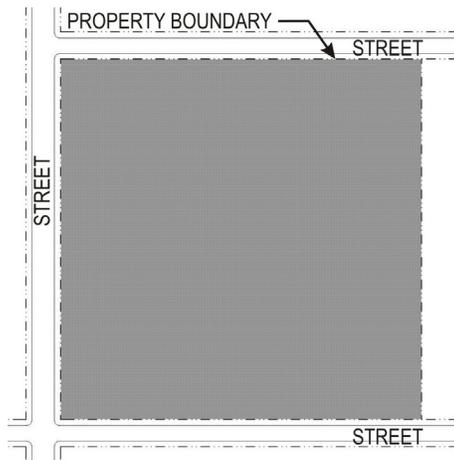
2. Development Standards

- a. As part of new development, properties over 10 acres shall provide at least one open space larger than 1 acre, that:
 - i. Is centrally located.
 - ii. Is provided as a publicly accessible square, plaza, or playground.
 - iii. Abuts public streets on at least three sides.
- b. This requirement shall not apply where an open space meeting this description already exists on the property,

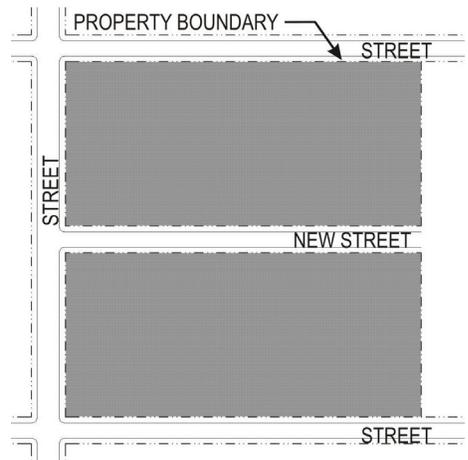
24S.207.060 Illustrative Diagrams

The following diagrams provide an illustrative example of how to comply with Section 24S.207.050.

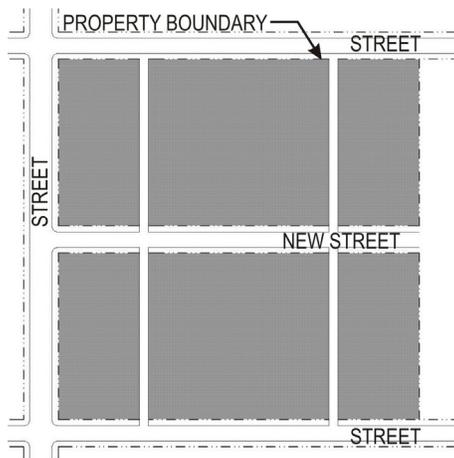
A. Original Site



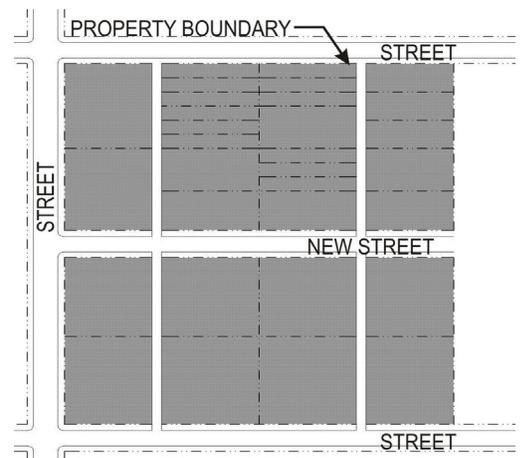
B. Introduce Streets



C. Introduce Alleys



D. Introduce Lots



E. Introduce Building Types



OPEN SPACE STANDARDS

24S.208.010 Purpose and Applicability

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.

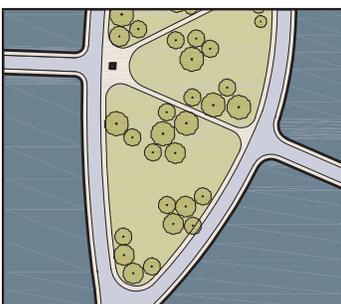
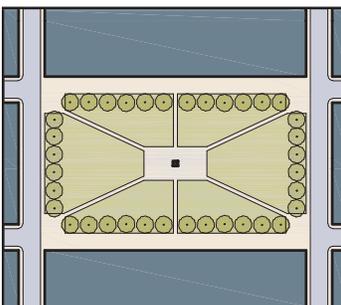
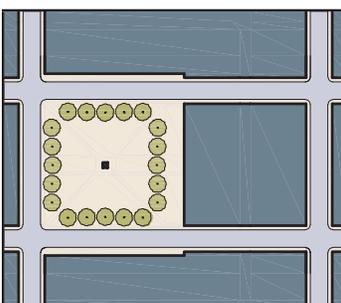
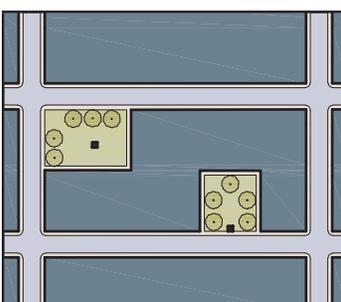
B. APPLICABILITY

This Section applies to parks, greens, squares, plazas, and playgrounds, which are the open space types allowed in the T3.3, T4 .10 and/or T5.4 zones.

245.208.030 Open Space Types by Zone.

TABLE F: 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.300

DEFINITIONS

24S.300.010 Purpose

This Section provides definitions of terms and phrases used in this Saticoy & Wells Code that are technical or specialized, or that may not reflect common usage. If a definition in this Section conflicts with a definition in another provision of the Zoning Ordinance or any other provision in the Municipal Code, these definitions shall control for the purposes of this Saticoy & Wells Code. If a word or phrase is not defined in this Section, the definition of such word or phrase as defined in the General Plan or the zoning ordinance shall apply, in that order. If a word or phrase is not defined in this Section or the General Plan or the Zoning Ordinance, and a question arises as to how it is to be applied to a development proposal subject to this Saticoy & Wells Code, the Director shall determine the applicable definition in accordance with the provisions of Chapter 24.505, giving deference to common usage and the purpose and intent of the General Plan, the zoning ordinance, and this Saticoy & Wells Code.

24S.300.020 Definitions Of Specialized Terms And Phrases

As used in this Saticoy & Wells Code, the following terms and phrases shall have the meaning given them in this Section, unless the context in which they are used clearly requires otherwise.

A. DEFINITIONS "A"

"Adult Business" - See Zoning Ordinance Chapter 24.492.

"Affordable Housing" means a residential unit that is restricted to occupancy by an income eligible household as defined by a local, State, or Federal Program, as may be amended from time to time.

"Allee" means a regularly spaced and aligned row of trees usually planted along a thoroughfare or pedestrian path.

B. DEFINITIONS "B"

"Bar, Tavern, Night Club" means an establishment providing entertainment such as live music and dancing, on-site alcohol consumption, but not adult entertainment. The sale of alcoholic beverages is separately regulated by Chapter 24.460 (Alcoholic Beverage Establishments - Use Permit). Entertainment is also separately regulated by Chapter 10.450 (Dance Halls).

"Base Zone" For properties designated as "Optional Zones" on the Regulating Plan, Figure 1-1, the Base Zone is the zoning designation in effect on at time of the adoption. of this Development Code. The Base Zone is shown on the Regulating Plan in parentheses.

"Bicycle Lane" (BL) means a dedicated bicycle lane running within a moderate-speed vehicular thoroughfare, demarcated by striping.

"Bicycle Route" (BR) means a thoroughfare suitable for the shared use of bicycles and automobiles moving at low

speeds.

“Bicycle Trail” (BT) means a bicycle way running independently of a high-speed vehicular thoroughfare.

“Block” means the aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.

“Block Face” means the aggregate of all the building facades on one side of a block. The Block Face provides the context for establishing architectural harmony.

“Building Configuration” means the form of a building, based on its massing, private frontage, and height.

“Building Disposition” means the placement of a building on its lot.

“Building Function” means the uses accommodated by a building and its lot. Functions (i.e.: use) are categorized Table B Land Use Tables (Section 24S.203.031) and are either permitted by right or via use permit.

“Building Height” means the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Exceptions to height limits specified in this Saticoy & Wells Code are the exceptions listed in Section 24.405.030 of the zoning ordinance as it may be amended, revised or replaced from time to time.

“Building Type” means a structure category determined by function, disposition on the lot, and configuration, including frontage and height. Building heights are specified in the Zones and Development Standards and illustrated in Table 2: Definitions Illustrated.

“Business Support Service” means a business that provides services to other businesses or individuals. Examples include:

- blueprinting

- computer-related services (rental, repair)

- copying and quick printing services

- film processing and photofinishing (retail)

- mailing and mail box services

C. DEFINITIONS “C”

“Civic” means, a use operated by a public agency or non-profit organization for the primary purpose of providing a service to the general public. Such uses are dedicated to, by way of example but without limitation, arts, culture, education, recreation, government, transit, and municipal/public parking.

“Civic Building” means a building owned or leased by a public agency or non-profit organization for the primary purpose of providing a service to the general public dedicated to arts, culture, education, recreation, government, transit, and municipal/public parking.

“Civic Space” means an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their enfronting buildings.

“Commercial” means the term collectively defining workplace, office and retail functions.

“Community Meeting” means uses consisting of group gatherings conducted indoors. Typical uses include synagogues, mosques, temples, churches, community centers, bingo halls, private clubs, fraternal, philanthropic and charitable organizations, and lodges. Additional typical uses include those providing live or recorded events or performances, or other activities intended for spectators that are conducted within an enclosed building such as motion picture theaters, music performance halls, and sports arenas.

“Context” means surroundings, including a combination of architectural, natural and civic elements that define

specific neighborhood or block character.

“Corridor” means a lineal geographic system incorporating transportation and/or greenway trajectories. A transportation corridor may be a lineal urban Transect Zone.

D. DEFINITIONS “D”

“Day Care” means small family day care and large family day care centers as defined by the Health and Safety Code, for period less than 24 hours per day.

“Density” means the number of dwelling units within a standard measure of land area, usually given as units per acre.

“Design Speed” means is the velocity at which a thoroughfare tends to be driven without the constraints of signage or enforcement. There are three ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired design speed.

“Drive -Through Retail or Service” means a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines (ATMs), banks, pharmacy dispensaries, and restaurants.

“Driveway” means a vehicular lane within a lot, usually leading to a garage.

“Dwelling - Multi-Unit” means a single structure containing two or more dwelling units, or multiple units arranged with zero lot lines. These include: duplexes, triplexes, quadplexes; rowhouses, courtyard housing, and stacked dwellings.

“Dwelling - Single Dwelling” means a building designed for and/or occupied exclusively by one housekeeping unit. Also includes factory built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems.

E. DEFINITIONS “E”

“Elevation” means an exterior wall of a building not along a Frontage Line. See: Facade.

“Enfront” means to place an element along a frontage line, as in “porches enfront the street.”

“Entrance, Principal” means the main point of access of pedestrians into a building.

F. DEFINITIONS “F”

“Facade” means the exterior wall of a building that is set along a Frontage Line (see Elevation; Frontage Line).

“Frontage Line” means those lot lines that coincide with a public frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines.

G. DEFINITIONS “G”

“Gas Stations” means Retail sale, from the premises, of vehicle fuel which may include the incidental sale of other petroleum products, tires, batteries, and replacement items, and the incidental provision of minor repairs and lubricating services. Typical uses include automobile service stations and filling stations and special oil change and lube shops.

H. DEFINITIONS “H”

“Health/Fitness Facility” means establishments offering predominantly participant sports within an enclosed building. Typical uses include bowling, alleys, billiard parlors, pool halls, indoor ice or roller skating rinks, indoor racquet-ball courts, indoor batting cages and health or fitness club.

“Home Occupation” means an occupation conducted at a premises containing a dwelling unit as an incidental use by the occupant of that dwelling.

I. DEFINITIONS “I”

“Infill” means a project within existing urban fabric.

“Inside Turning Radius” means the curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

J. DEFINITIONS “J”

K. DEFINITIONS “K”

L. DEFINITIONS “L”

“Liner Building” means a building specifically designed to mask a parking lot or a parking garage from a frontage.

“Lodging” means establishments providing two (2) or more housekeeping units or six (6) or more rooms or suites for temporary rental to members of the public and which may include incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and timeshare facilities.

“Lot Line” means the boundary that legally and geometrically demarcates a lot (see Frontage Line).

“Lot Width” means the length of the principal Frontage Line of a lot.

M. DEFINITIONS “M”

“Medical/Dental” means establishments providing medical, psychiatric, surgical, dental or other health-related services. This includes medical, dental, psychiatric or other therapeutic services offered in individual offices or suites, which may include laboratories incidental to the practitioner’s consulting or therapeutic work but excluding licensed health facilities, as defined in Health and Safety Code Section 1250, except as provided in Health and Safety Code Section 1267.8.

“Mortuary, Funeral Home” means a funeral homes and/or parlor, where deceased are prepared for burial or cremation, and funeral services may be conducted.

N. DEFINITIONS “N”

“Neighborhood” means an urbanized area at least 40 acres that is primarily residential. A neighborhood shall be based upon a partial or entire Standard Pedestrian Shed. The physical center of the Neighborhood should be located at an important traffic intersection associated with a Civic or Commercial institution.

O. DEFINITIONS “O”

“Office” means offices of firms or organizations that primarily provide executive, management, administrative or financial services. It also refers to establishments primarily engaged in providing professional services to individuals or businesses, but excludes uses classified under the Medical/Dental. Typical uses include corporation headquarters and administrative offices, banks, savings and loans, law offices, real estate offices, public relations firms, advertising firms, insurance offices, travel agencies, and photography studios.

P. DEFINITIONS “P”

“Parking Facility - Public or Commercial” means a parking lot or structure operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities.

“Parking Structure” means a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher.

“Passage” (PS) means a pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.

“Path” (PT) means a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.

“Pedestrian Shed” means an area, approximately circular, that is centered on a common destination. A Pedestrian Shed is applied to determine the approximate size of a neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares. A Long Pedestrian Shed is 1/2 mile radius or 2640 feet, and may be used for mapping when transit is present or proposed. (Sometimes called a “walk-shed” or “walkable catchment.”) A Linear Pedestrian Shed is elongated to follow a Commercial corridor.

“Personal Services” means establishments primarily engaged in the provision of services for the enhancement of personal appearance, cleaning, alteration or reconditioning of garments and accessories, and similar non-business related or non-professional services. Typical uses include reducing salons, tanning salons, barber shops, tailors, shoe repair shops, self-service laundries, and dry cleaning shops, but exclude uses classified under the Office and Trade School.

“Planter” means the element of the public streetscape which accommodates street trees. Planters may be continuous or individual.

“Principal Building” means the main building on a lot, usually located toward the frontage (see Table 16).

“Printing and Publishing” means a business that provides printing services using letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes: businesses that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. “Quick printing” services are included in the definition of “Business Support Services.”

“Private Frontage” means the privately held layer between the frontage line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries (see Table E).

“Public Frontage” means the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight (see Table D).

Q. DEFINITIONS “Q”

R. DEFINITIONS “R”

“Rear Alley” (AL) means a vehicular driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

“Rear Lane” (LA) means a vehicular driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements. Rear lanes may be paved lightly to driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by percolation.

“Research and Development” (R&D) means a facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing; and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories.

“Residential” means premises available for long-term human dwelling.

“Residential Accessory Use or Structure” means a use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. This definition includes, by way of example, the following types of uses or detached accessory structures, and other similar structures normally associated with a residential use of property.

- garage
- gazebo
- greenhouse (non-commercial)
- spa, hot tub
- storage shed
- studio
- swimming pool
- tennis or other on-site sport court
- workshop

Also includes the indoor storage of automobiles, personal recreational vehicles and other personal property, accessory to a residential use. Does not include second units and carriage houses, which are separately defined.

“Restaurant” means Sale of prepared food and beverages in a ready-to-eat state for on-site or off-site consumption. A dining area may or may not be provided. Vehicle drive-up service is prohibited. The restaurant use may be ancillary to another use.

“Retail” means Establishments engaged in the sale of goods and merchandise.

“Retail” Frontage Line means Frontage Lines that require the provision of a Shopfront, causing the ground level to be available for retail use.

“Rowhouse” means a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line (syn: Townhouse).

S. DEFINITIONS “S”

“School” includes the following facilities:

“Elementary, Middle, Secondary” means a public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades). May also include any of these schools that also provide room and board.

“Specialized Education/Training” means a public or private institution that provides education and/or training, including vocational training, in limited subjects. Examples of these schools include:

- art school
- ballet and other dance school
- business, secretarial, and vocational school
- computers and electronics school
- drama school
- driver education school
- establishments providing courses by mail
- language school
- martial arts
- music school
- professional school (law, medicine, etc.)
- seminaries/religious ministry training facility

Does not include pre-schools and child day care facilities (see “Day Care”). See also the definition of “Studio - Art, Dance, Martial Arts, Music, etc.” for smaller-scale facilities offering specialized instruction.

“Setback” means the area of a lot measured from the lot line to a building facade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback.

“Sidewalk” means the paved layer of the public frontage dedicated exclusively to pedestrian activity.

“Side Yard Plane” means a height limitation that, when combined with the maximum height, helps define the building envelope within which each new structure or addition must be contained. The side yard plane is an inclined plane, beginning at 15 feet above average grade (or the first story parapet or eave, whichever is higher), as depicted in the development standards for each zone, and extending into the site at a 45-degree upward angle to the horizontal up to the maximum height limit. The side yard plane may further limit the height or horizontal extent of the building at any specific point where the side yard plane is more restrictive than the height limit applicable at such point on the site. The side yard plane shall apply only to side yards of parcels abutting north-south through streets, and shall not apply to the intersection of Thompson Boulevard and Seaward Avenue.

“Single Room Occupancy” (SRO) means a building with single rooms that are made available for rental and that provide sleeping areas with shared bathrooms and kitchens.

“Special Residential” means a use within or comprising any of the following use types as the definitions of same may be amended from time to time: Group Care Residential (defined in the Zoning Ordinance), Group Care (defined in the Zoning Ordinance), Boarding Houses (defined in the Zoning Ordinance), and Single Room Occupancy (defined in this Glossary).

“Standard Pedestrian Shed” means an area, approximately circular, that is centered on a Common Destination. A Pedestrian Shed is applied to determine the approximate size of a Neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along thoroughfares. (Sometimes called a “walkshed” or “walkable catchment.”) See Pedestrian Shed.

“Story” means a habitable level within a building where ground floor for non-residential use is a minimum of 15 feet in height and upper stories are no more than 14 feet in height from finished floor to floor. Attics and raised basements are not considered stories for the purposes of determining building height.

“Street” (ST) means a local urban thoroughfare of low speed and capacity. Its public frontage consists of raised curbs drained by inlets and sidewalks separated from the vehicular lanes by a planter and parking on both sides. The landscaping consists of regularly placed street trees. This type is permitted within the more urban Transect Zones (T4-T6).

“Streetscape” means the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

“Studio - Art, Dance Martial Arts, Music, etc.” means small scale facilities, typically accommodating one group of students at a time, in no more than one instructional space. Larger facilities are included under the definition of “Schools - Specialized education and training.” Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

T. DEFINITIONS “T”

“Thoroughfare” means a vehicular way incorporating moving lanes and parking lanes within a right-of-way.

“Townhouse”: syn: Rowhouse.

“Transect” means a system of ordering human habitats in a range from the most natural to the most urban as summarized in Chapter 3 of the General Plan. Among other applications of the transect, the form-based code is based upon six Transect Zones which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

“Transect Zone” (T-Zone) means a geographically specific zoning classification established to regulate development patterns in accordance with the transect system. Transect Zones are administratively similar to the land-use zones in conventional zoning ordinances, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the Transect scale. The basic T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T6 Urban Core (see Table A).

“Transit Station or Terminal” means a passenger station for vehicular, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes bus terminals, taxi stands, railway stations, etc.

“Transition Line” means a horizontal line spanning the full width of a facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

“Type” means a category determined by function, disposition, and configuration, including size or extent. There are community types, street types, civic space types, etc. (See also: Building Type.)

U. DEFINITIONS “U”

V. DEFINITIONS “V”

W. DEFINITIONS “W”

Wireless Telecommunications Facility: as defined in Zoning Ordinance Chapter 24.497.

X. DEFINITIONS “X”

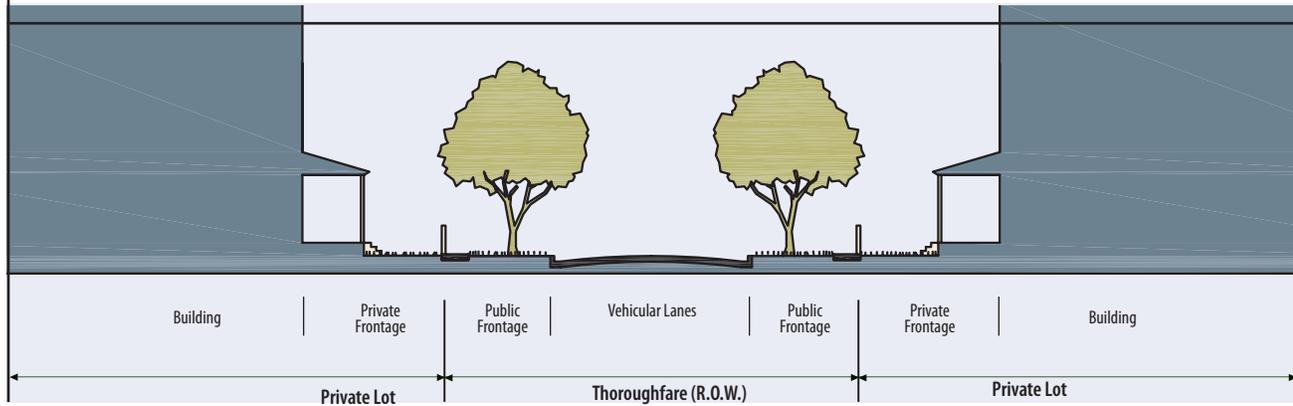
Y. DEFINITIONS “Y”

Z. DEFINITIONS “Z”

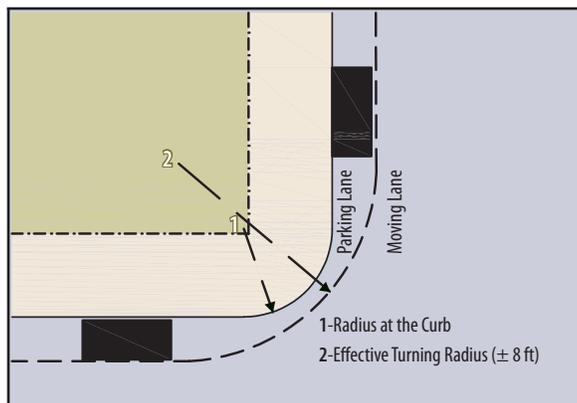
245.300.030 Definitions Illustrated.

TABLE G: Definitions Illustrated.

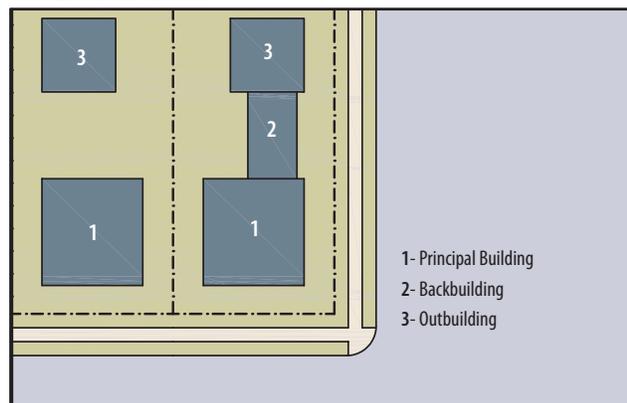
a. THOROUGHFARE & FRONTAGES



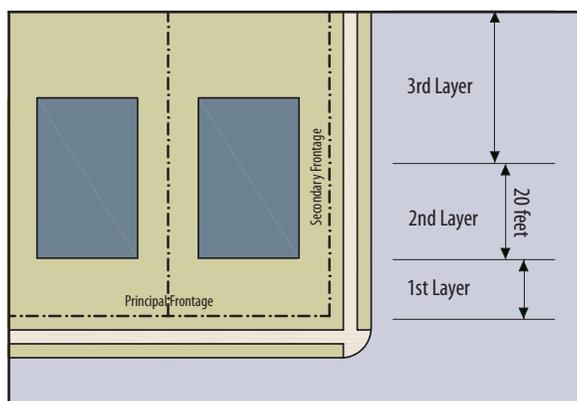
b. TURNING RADIUS



c. BUILDING DISPOSITION



d. LOT LAYERS



e. FRONTAGE & LOT LINES

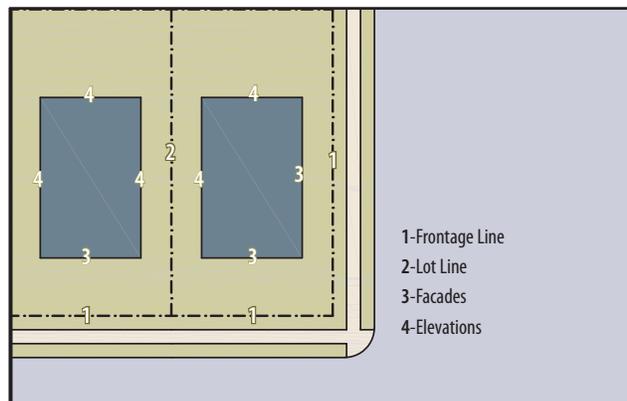
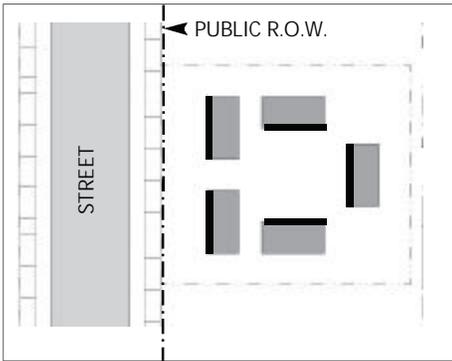
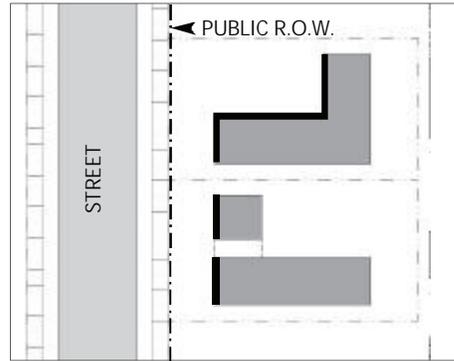


TABLE G: Definitions Illustrated.

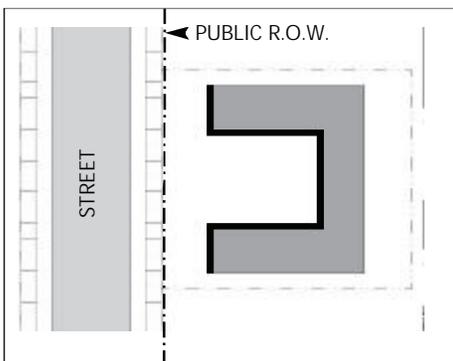
a. COURTYARD HOUSING CONFIGURATIONS



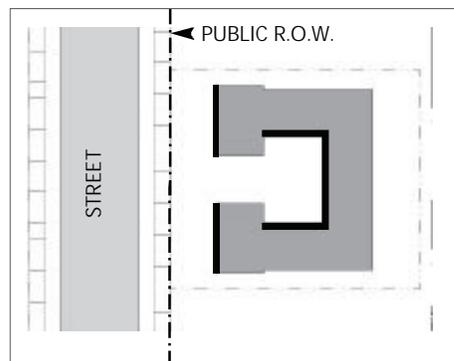
A. Bungalow Court: a Bungalow Court is comprised of individual, detached single-family dwellings oriented around a common courtyard. This type is the least dense and can seamlessly fit into any single-family residential neighborhood.



B. Side Courtyard: a Side Courtyard is defined on one or two sides by attached flats and/or townhouses. The courtyard may be completely open to the street (for a more suburban setting) or be hidden from the street by the building (for a more urban setting).



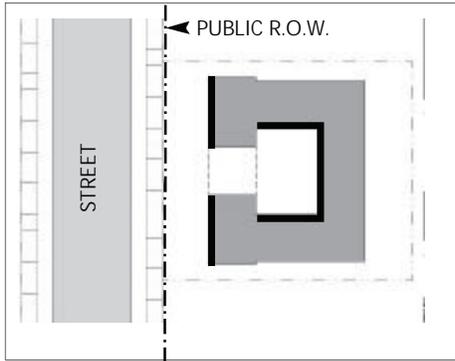
C. Open Courtyard: an Open Courtyard is a court that is surrounded on three sides by a “U” shaped building. The fourth side is completely open to the street.



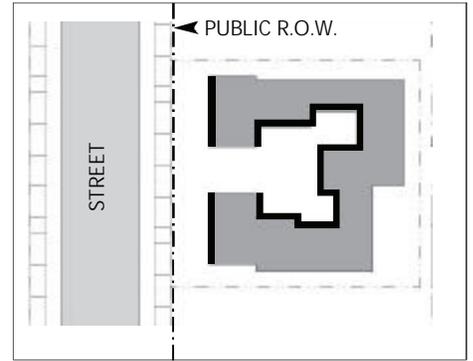
D. Forecourt Courtyard: a Forecourt Courtyard is surrounded by buildings on three sides. The fourth side is partially open to the street, the open, unroofed portion (the forecourt), providing a transition to the street. In this courtyard type, access from the street to the courtyard can be controlled with a gate.

TABLE G: Definitions Illustrated. (continued)

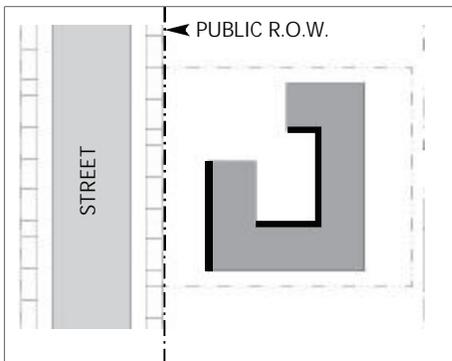
a. COURTYARD HOUSING CONFIGURATIONS



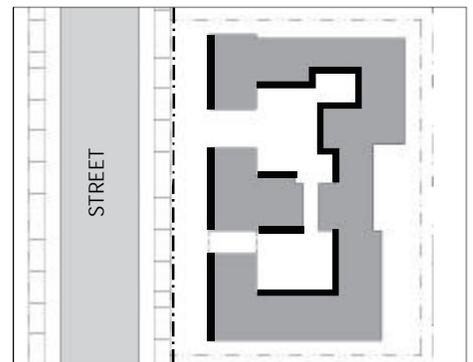
E. Zagan Courtyard: A Zagan Courtyard is very similar to a Forecourt Courtyard, the only difference being that the passageway leading from the court to the street is covered by a roof. The *zagan*, a covered passage that passes through the building and gives access to the street, can be gated.



F. Composite Courtyard: a Composite Court is a courtyard comprised of a large primary courtyard from which small, secondary patios branch-off. The primary courtyard can be any of the previous attached-dwelling types discussed previously.



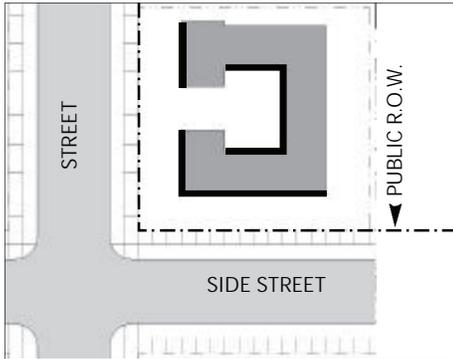
G. Corner Courtyard: a Corner Courtyard places the passageway leading from the street to the courtyard at the corner of the lot. The passageway is open to the sky. Access to and from the courtyard can be controlled with a gate.



H. Multiple Courtyard: a Multiple Courtyard consists of two or more separate courts. Though distinct spaces, these courtyards, comprised of any of the previous types, are connected via public passageways open to the sky or via *zaguans*.

TABLE G: Definitions Illustrated. (continued)

a. COURTYARD HOUSING CONFIGURATIONS



I. Corner Lot Courtyard: a Corner Lot Courtyard places any of the previous courtyard types at the intersection of two streets. Since this type faces two streets, the side of the courtyard that does not provide access to the street must provide frontages to the the street *and* to the courtyard.

b. BUILDING HEIGHT

