



# VICTORIA AVENUE

## CORRIDOR PLAN & DEVELOPMENT CODE



— Adopted April 20, 2009 —

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## INTRODUCTION AND CONTEXT

Victoria Avenue is a place for work, shopping, and movement, serving the needs of adjoining neighborhoods, other parts of Ventura, and the larger region. Residents of the Montalvo neighborhood, workers at the County Civic Center, shoppers at Victoria Village, and travelers heading north from Port Hueneme all know Victoria Avenue as a busy thoroughfare with a familiar pattern of strip development. While many Victoria Avenue businesses offer convenience, few if any also offer a memorable character or sense of place. One reason is the presence of many chain businesses operating in standard-format buildings. Another is the fact that the street relates poorly to adjoining properties. As Victoria Avenue developed, growing traffic volumes along with changes in retail formats caused the design of adjoining properties to increasingly “turn their backs” on Victoria Avenue, in an understandable response to high volumes of fast traffic.

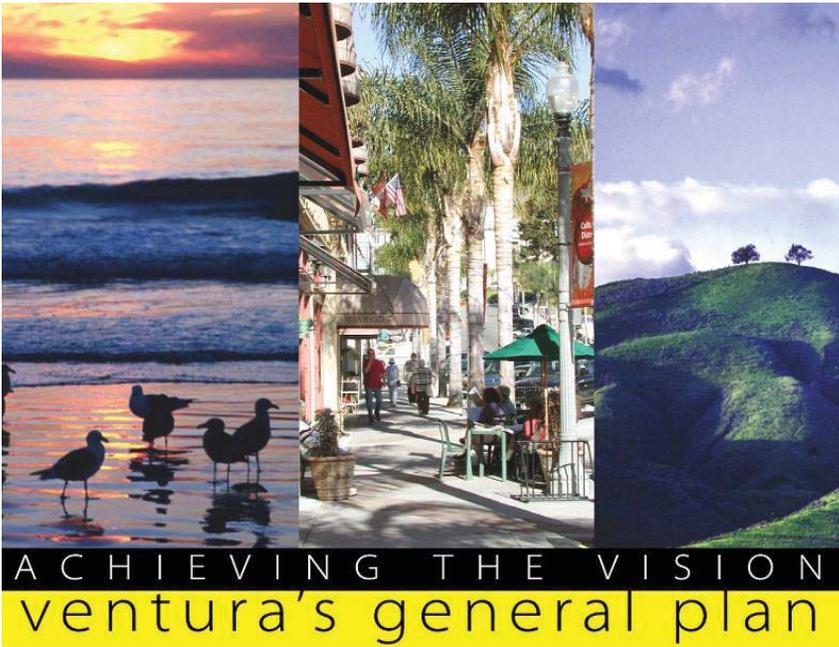
This Plan calls for reversal of this pattern, by directing public and private investment to re-design the thoroughfare so that Victoria Avenue “invites” buildings to open directly to public sidewalks. The Corridor Plan echoes the General Plan’s “historic commitment to Smart Growth”, reflecting the City’s emphasis on infill development, expanded transportation options, economic opportunity, convenience, and activity created through mixing land uses. Equally important, the Plan and Development Code are anchored in a design concept that promotes the creation of urbanism along the corridor.

The Vision expressed in this Plan applies to the whole of the Victoria corridor. The City of Ventura has jurisdiction over the great majority of properties in the corridor. However, there are two important exceptions. First is the County Civic Center, owned and operated by the County of Ventura. Second are those properties on the east side of Victoria Avenue north of US 101 and south of Moon Drive that, at the time of the Plan’s adoption, are in unincorporated Ventura County. The City encourages incorporation of these properties.

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Future development will bring significant transformation, as the community vision set forth in the City of Ventura's 2005 General Plan is realized during the coming years. The 2005 Ventura General Plan presents the ideals and actions that will guide transformation of the Victoria Avenue Corridor. The General Plan offers the following vision for the corridor's future:

*Currently a wide artery with high traffic volumes and shopping centers, Victoria needs effective traffic management and pedestrian and streetscape improvements with strong attention to additional mobility options. Actions in this General Plan, along with the new Development Code, will call for revitalizing this corridor by redesigning the current array of single-use shopping centers and retail parcels with a mix of building types, uses, and public and private frontages. By eliminating "big box", mega-block, auto-oriented strip development, and the traffic patterns it generates, Victoria Avenue could create tremendous opportunity for healthy economic investment in walkable blocks, connected to better serve surrounding neighborhoods. Creative solutions, including dedicating transit or streetcar lanes, wider sidewalks, and bike lanes could transform Victoria's image into a regional thoroughfare of great and sophisticated diversity. All new commercial development within the Victoria Avenue corridor must follow this approach.*



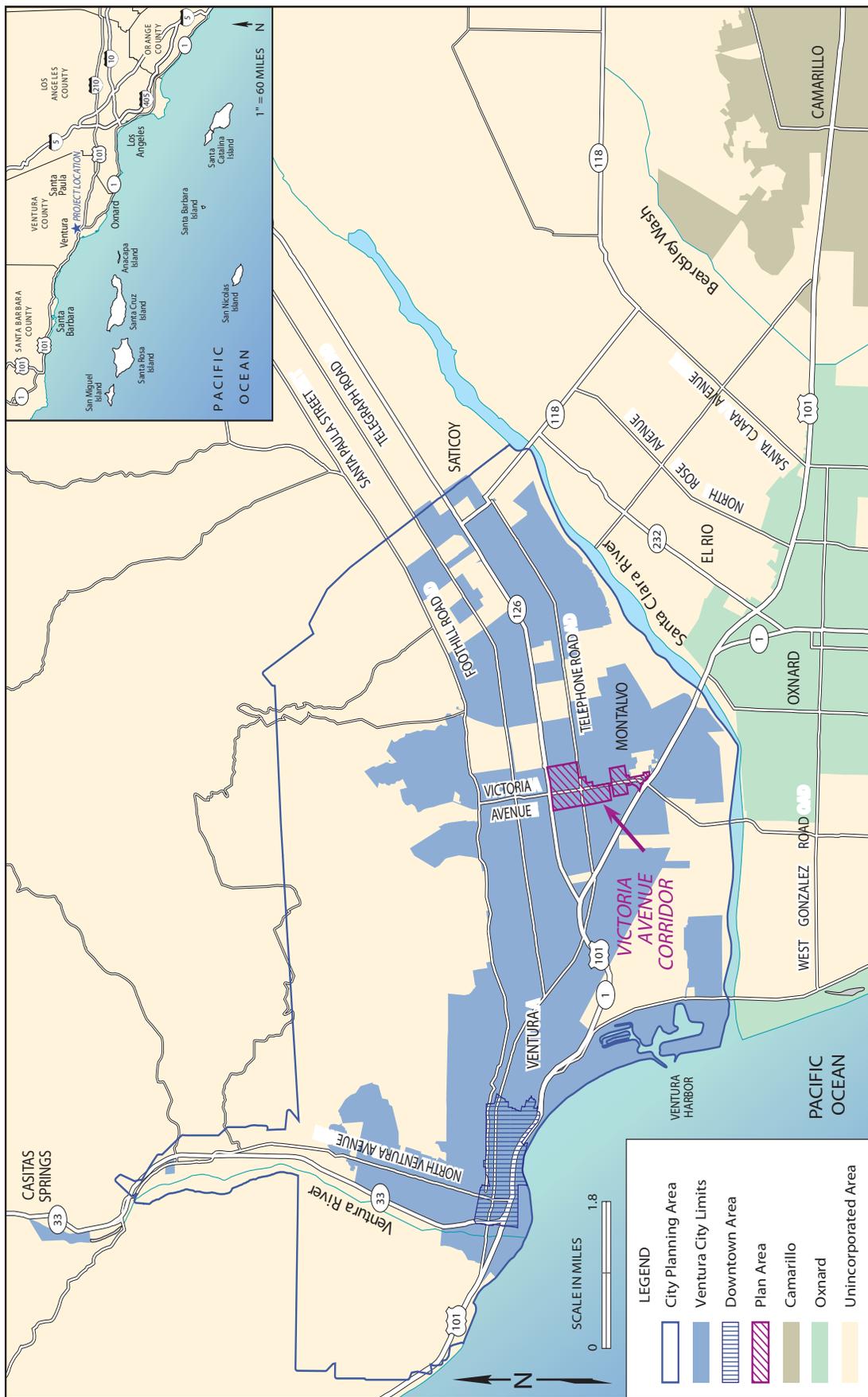
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## SETTING

The 286-acre Victoria Avenue corridor planning area extends for approximately 1.25 miles from U.S. Highway 101 on the south to State Route (SR) 126 on the north. The corridor reaches out to the east and west up to approximately 3,000 feet wide at the Ventura County Government Center and approximately 1,000 feet wide where constricted in the central “hour glass” area south of Telephone Road. While the Corridor’s northern and southern boundaries are clearly demarcated by U.S. Highway 101 and SR 126, the eastern and western boundaries are defined more by existing land uses and generally exclude low and medium density residential (often single family) neighborhoods that abut the commercial uses and higher intensity development along Victoria Avenue.

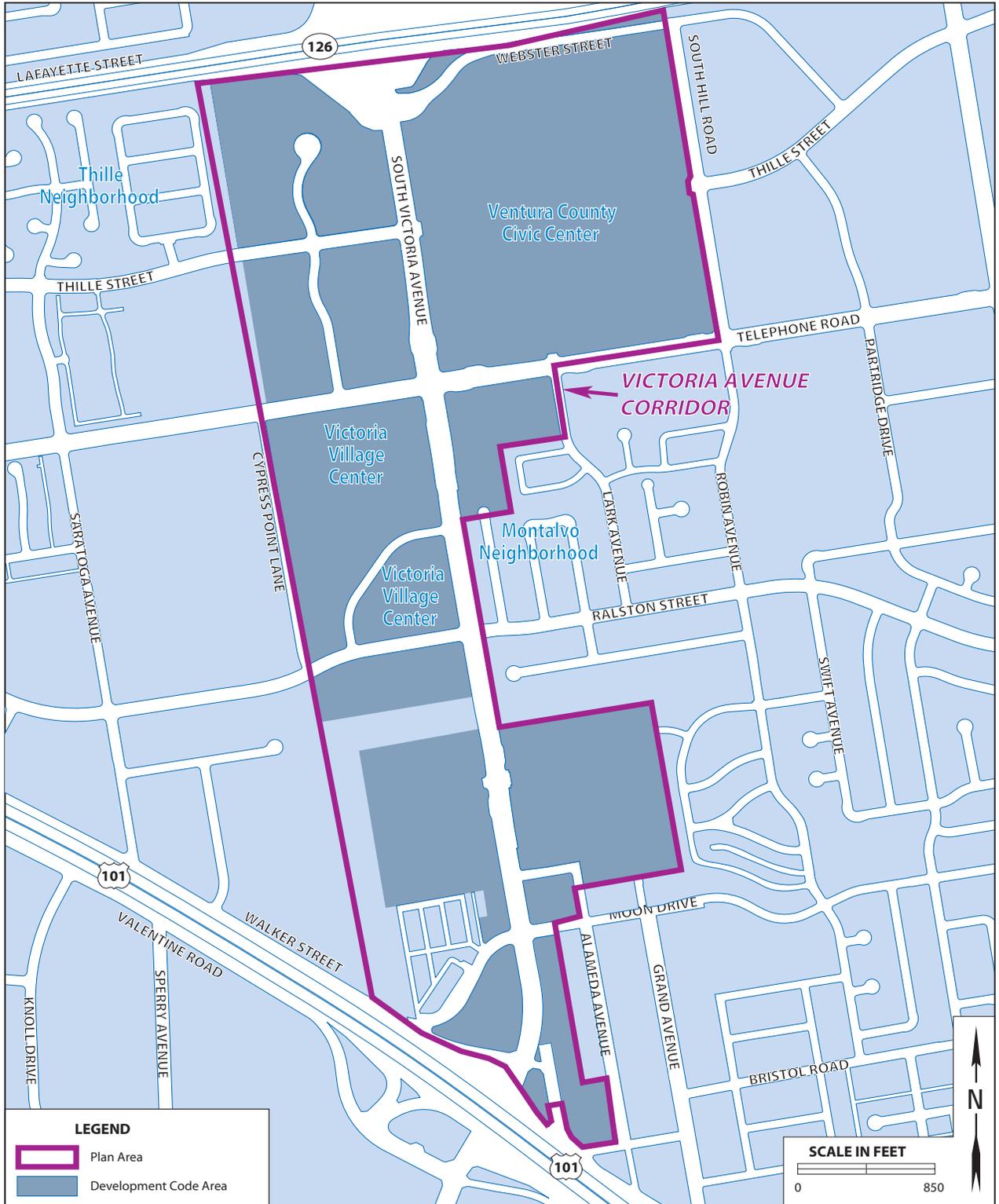
The corridor area is almost completely developed with only two minor sites totaling less than 10 acres remaining undeveloped. Existing development ranges in age from a small area of single family homes constructed in the 1950s to the recently completed Montalvo Square Shopping Center, with most development having been constructed from the late 1970s to the 1990s. Auto-oriented commercial centers are the dominant existing use fronting Victoria Avenue; however, within the approximately 286-acre planning area, almost equal acreage is occupied by the public institutional use of the Ventura County Government Center and by diverse residential uses including single and multiple family uses and mobile homes. Major commercial centers include the Montalvo Square Shopping Center, the Big-K center, and Victoria Village anchored by the 99 Cent Store. In addition to the anchor stores, these centers support a wide range of existing businesses, often chain and fast food restaurants along with a range of other retail and service commercial operations.

The City of Ventura has jurisdiction over the majority of properties in the corridor with the exception of the County Civic Center, owned and operated by the County of Ventura and those properties on the east side of Victoria Avenue north of US 101 and south of Moon Drive that, at the time of the Plan’s adoption, are in unincorporated Ventura County.

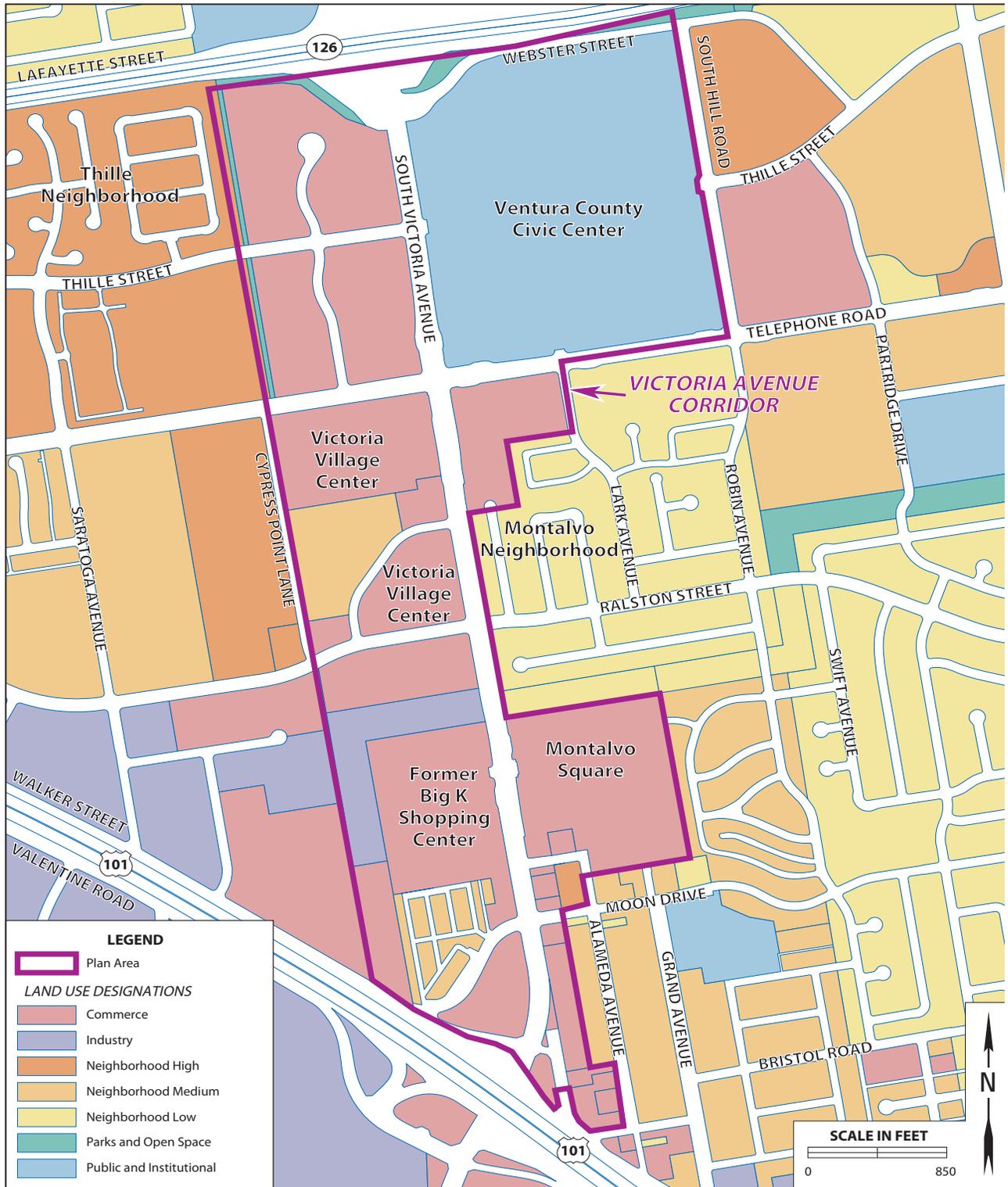


Regional Location Map  
Victoria Avenue Corridor





Victoria Corridor Planning Area



Victoria Avenue Corridor Land Use Designations

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## **PLAN PREPARATION PROCESS**

When conducting planning efforts, it is crucial to ensure that the planning process is fair, open, and democratic. Civic engagement provides a vehicle by which the public is heard from the initial stages of project development to the time it is considered before decision makers. In addition to drawing inspiration and information from the City's General Plan, the material in this Plan has been shaped by the input of participants in two community workshops, a public study session with members of the City Council and Planning Commission, a Planning Commission/City Council Joint Workshop, a City Council hearing, and technical effort by City staff and planning consultants.

The workshops and study session are summarized below:

September 7, 2006

Staff kicked off the Victoria Avenue Corridor Plan in the first of three public design workshops. The staff/consultant team presented existing conditions findings and they identified potential opportunity sites for future urban development. Members from the public shared critical insight that helped the staff/consultant team redefine the boundary of one particular opportunity site.

Sep 27, 2006

At the second public workshop, the City's consultants presented design diagrams for the previously identified opportunity sites and also streetscape plans for Victoria Avenue. The public reviewed these more detailed plans and provided feedback. In response to public comments, the staff/consultant team revised the plans and diagrams for recommendation to the City Council and Planning Commission in a study session.

October 11, 2007

The third and final public workshop took place as a City Council-Planning Commission study session. The staff and consultant team presented recommendations for proceeding with preparation of the Victoria Avenue Corridor Plan. Councilmembers and Commissioners considered project alternatives and directed staff to proceed with preparation of a first draft plan.

January 29, 2007

The City Council and Planning Commission reviewed the working draft Victoria Avenue Corridor Plan, dated January 2007. The City Council directed staff to proceed with plan and code preparation and begin environmental review. The Council also directed staff to prepare a new economic study, a new mobility study, and an interim urgency ordinance that would require additional discretionary review for large-scale retail projects until the plan and code are completed. The interim urgency ordinance was approved on February 26 and immediately went into effect.

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July 23, 2007

The City Council voted to streamline the completion of the Victoria Avenue Corridor plan by omitting the roadway modifications that were initially proposed to implement a boulevard modification to the roadway that would convert the outside traffic lanes to a local traffic serving access lane as “narrowing” Victoria.

January 18, 2008

The the City Council and Planning Commission reviewed the Final Draft Corridor Plan, key Development Code components, and the Victoria Avenue Corridor Plan Market Study and provide staff with direction for moving forward with Environmental Review and completion of the final Plan and Code. The City Council also extended the Urgency Ordinance for 12 months.

January 20, 2009

Due to the complexity and volume of the materials to be presented at the future Planning Commission adoption hearing, staff conducted a brief presentation at a prior hearing. The presentation provided an overview of the revisions made since the January 18, 2008 hearing and allowed the Planning Commission adequate time to review the draft Plan and Mitigated Negative Declaration.

February 2, 2009

At a regularly scheduled, publicly noticed hearing, the Planning Commission unanimously voted to recommend to the City Council adoption of the Corridor Plan and Development Code and Mitigated Negative Declaration.

February 23, 2009

Upon review of the Corridor Plan and Development Code and the Mitigated Negative Declaration, the City Council adopted the Mitigated Negative Declaration and directed staff to revise the Development Code to allow flexibility for nonconforming uses and return for adoption.

April 20, 2009

The Victoria Avenue Corridor Plan and Development Code was adopted by the City Council.

Based on feedback received throughout this process from the public, City Council, and Planning Commission, the Corridor Plan and Code addresses three crucial issues: Convenience and Accessibility; Economic Development; and Urbanism.

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## **Convenience and Accessibility**

The Corridor currently supports a wide range of commercial uses from professional services, to fast food establishments, to gas stations. Located in established shopping centers and office campuses surrounded by generously sized parking lots visible along Victoria Avenue, these businesses are easily accessible by automobile. Stakeholders expressed a desire to maintain the level of convenience by allowing a mix of retail uses and supplying ample parking, while ensuring the safety and comfort of pedestrians, bicyclists, and transit riders.

The January 2007 Working Draft responded by retaining all existing allowable uses within the Corridor and proposing a Streetscape Plan that would convert Victoria Avenue's 8-lane thoroughfare and underutilized sidewalks into three vehicular travel lanes, a planted center median, protected sidewalks, and bicycle lanes. Wider sections of the corridor (i.e., from Telephone Road to Moon Drive) were also proposed to include local access lanes, planting strips, and on-street parking.

Due to concern about potential traffic impacts as a result of the proposed lane reconfiguration, the plan was revised to retain the 8-lane thoroughfare but add elements to enhance the public realm. The resulting Development Code regulations accommodates motorists as well as pedestrians, bicyclists, and transit riders.

## **Economic Development**

Victoria Avenue is home to a number of well-established retail and commercial businesses, however, its present status as a concentration of significant economic activity could be further enhanced through new investment securing the Avenue's identity as a prestigious business address. An urban area in close proximity to Highways 101 and 126 and the Montalvo Metrolink Station, Victoria Avenue is an ideal location for new or relocating businesses that provide "high wage, high value" jobs to the City of Ventura.

## **Urbanism**

The public expressed overwhelming support for a coding approach that is flexible with respect to use, somewhat flexible with respect to scale, and firm with respect to the principles of urbanism. This plan and Development Code implements the requests of the public as well as the General Plan direction to "transform Victoria's image into a regional thoroughfare of great and sophisticated diversity" by calling for a significant departure from conventional planning and zoning practice that specifies a narrow range of uses on particular properties. The Development Code insists upon walkable blocks, a healthy mix of land uses, infill development, and quality design to ensure good urbanism.



13 OCT 2008

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

1" = 900'

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## PLANNING PRINCIPLES

The intent of the Victoria Avenue Corridor Plan is to direct public and private investment to redesign the public realm so that Victoria Avenue invites buildings to open directly to public sidewalks. The Corridor Plan echoes the General Plan's "historic commitment to Smart Growth", reflecting the City's emphasis on infill development, expanded transportation opportunities, convenience and activity created through mixing land uses. Equally important, the Corridor Plan and Development Code are anchored in a design concept that promotes the creation of urbanism along the corridor.

Urbanism in the Victoria corridor will be achieved over many years as a result of many actions by private and public organizations. These actions will be coordinated by the City of Ventura as it implements the Victoria Avenue Corridor Development Code and the policies actions contained in the Corridor Plan. The following are key contributors to the desired urban character of the corridor.

### A. Secure Victoria Avenue's identity as a prestigious business corridor

Plan for infill and new investment leading to the creation of a business corridor with supporting residential, retail and service uses in urban format with high-quality architecture and urban design, minimum surface parking, and building heights of up to six stories. Rezone two large properties south of the power lines to be developed as a Town Center, integrating workplace with significant retail additions as well as residential components.



*"Plentiful jobs within four miles of home significantly reduce VMT [vehicle miles traveled] and VHT [vehicle hours traveled] for work trips. That is, jobs-housing balance matters."*

Robert Cervero and Michael Duncan,  
Journal of the American Planning  
Association, 9/22/06

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## **B. Urban fabric made up of connected streets, small blocks, and public open spaces**

The framework for future development of corridor properties will be a pattern of connected streets and blocks that offer new paths for travel by car, foot, bike and transit, new opportunities for development, and new connections among corridor properties. These connections are likely to be created incrementally, as they depend on privately initiated redevelopment of corridor properties. The City will play an important role in ensuring connectivity by approving plans for new development only when they enable connections to adjoining properties consistent with the provisions of the Development Code.

Complementing the small scale of newly formed blocks will be public open spaces serving corridor residents, workers and visitors. As business and residential uses are added to the corridor, these spaces will become increasingly important for social gathering, active recreation, and visual amenity.

## **C. High-quality buildings that shape and activate the public realm**

A fundamental element of urbanism is the relationship between primary building entrances, the public sidewalk, and the public street. Development in the Victoria Avenue corridor is typified by buildings with entrances from internal parking lots rather than public streets. The vision for the future focuses activities on Victoria Avenue and new internal streets, with shopfronts, workplaces and housing oriented directly to new streets and walkways, as specified by the Development Code. The result will be lively, active streetscapes that stimulate walking and social interaction along the corridor. Construction of public realm improvements as described in the Development Code is a vital part of creating this new focus on Victoria Avenue because the change in building orientation needs to be supported by changes in the street environment that emphasize comfort, safety, and distinctive identity, with a strong buffering of Victoria Avenue uses from the noise and hazard of passing traffic.

## **D. A higher level of intensity than is typical in adjoining neighborhoods, created through significant workplace additions along with new retail space and housing.**

Compact development supports urbanism as well as supporting the City's commitment to Smart Growth. Accommodating job and population growth, and convenient access to goods and services that residents and workers need, means bringing these activities together and concentrating them so that activity is high and distances between destinations are short. Creating this intensity in an urban format is key to successful place making that will distinguish the Victoria corridor as a prestigious business address, distinct from other suburban job locations. Compact development means efficient use of land characterized by multi-story buildings with most parking provided in structures that follow urbanist design principles.

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One way to think about intensity and its relationship to urban design features is through the use of the concept of the Transect, introduced in the General Plan. The vision for the corridor that guides the Development Code, policies and strategies consists of T-4 and T-5 urbanism, described in the General Plan as including “mixed use building types that accommodate workplace, retail, and dwelling types that are successful in a mixed use environment. This zone is a tight network of streets and blocks with wide sidewalks, steady street tree planting and buildings set close to the frontages.”

**E. A distinctive character along Victoria Avenue with boulevard-scale buildings in a mixed use edge lining a re-designed street and, on larger sites, creating new internal neighborhoods and districts**

Transformation of Victoria Avenue into the Grand Boulevard that accomplishes the General Plan’s goal of making “a great and sophisticated thoroughfare” requires a suite of changes to the public right of way and public properties. The result will be the creation of a boulevard where the street, landscape, and buildings together work together as a unit to create a distinctive and memorable urban place. Central to this vision is the creation of a mixed-use edge to Victoria Avenue and a continued departure from the present standard of single-story retail buildings with surface parking. The height of buildings fronting Victoria Avenue will contribute to a sense of enclosure centered on the street, effectively forming a “public room” comprising both building/property frontage and the public right of way. This effect, combined with ground-floor retail, restaurants, and other active uses located directly along a re-designed boulevard edge, will, over time, create a city boulevard from what is now a standard urban arterial, increasing the value of sites fronting the corridor. Upper-story office and residential uses will provide patrons to these businesses. For people who work or live on the corridor (or for those who both live and work), the location will offer the benefits of convenience and amenity in a location that is newly walkable, central to Ventura, and linked to the larger region through the Montalvo Metrolink station.

The mixed-use edge along Victoria Avenue will not be established through the introduction of mixed-use buildings exclusively. Office buildings are part of the mixed-use edge, located within easy walking distance of the surrounding shops and services within one-quarter mile in a welcoming pedestrian environment. This emphasis on proximity combined with the creation of a greatly enhanced pedestrian realm will support investment that attracts more investment to the corridor.

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## **F. Larger stores successfully integrated along Victoria Avenue and new activity nodes**

A wide range of retail uses is welcome in the corridor, so that its role as a convenient center of commerce continues. Interesting and lively streets are created through requirements for shop fronts with frequent entries and generous windows. Large footprint buildings will incorporate these features through the integration of liner shops, in order to avoid the monotony of blank walls that now characterize too many retail formats.

The cumulative effect of these characteristics is more than improvement in the visual environment. Convenience, accessibility and identity will all be enhanced, leading to a "place-making dividend," which has been described as "the intrinsic value that accrues to a community when districts possess a strong sense of place that in turn results in high levels of repeat visits, increasing rents, retail sales, leasing demand, and capital value."

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# Our Prosperous Community

## **Policy V2.A: Strengthen the Victoria Avenue Corridor's identity as a workplace district.**

Action V2.1: Restrict activities north of Telephone Road and east of County Square Drive to workplaces and supportive uses; designate Victoria Village north as a commercial activity node for services and goods oriented to nearby workers, and provide new opportunities for workplace development.

Lead Agency: Community Development  
Timeframe: Ongoing

## **Policy V2.B: Support economic growth and the creation of high-value jobs on the Victoria Avenue Corridor.**

Action V2.2: Develop an economic strategic plan for the Victoria Avenue Corridor that includes forming partnerships with local commerce groups and developing marketing strategies to promote business retention, expansion, and formation.

Lead Agency: Community Development  
Timeframe: Mid-term

Action V2.3: Include Victoria Avenue Corridor as a priority area for commercial development targeted for high technology, finance and business services, and retail uses.

Lead Agency: Community Development  
Timeframe: Short-term

Action V2.4: Expand eligibility for Commercial Rehabilitation Loans under the Business Assistance Program to include owners of businesses and commercial property within the Victoria Avenue Corridor Area.

Lead Agency: Community Development  
Timeframe: Short-term



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## Our Well Planned Community

### **Policy V3.A Transform Victoria Avenue from a traffic-dominated arterial to one that has a greater mix of pedestrian-oriented uses in order to attract high-value, high quality office and retail jobs.**

Action V3.1: At the option of a project applicant, allow a mixed use Town Center to be created on the east or west side of Victoria south of the power lines, provided that the Town Center project realizes a unified development plan with frontage on Victoria Avenue, and that it satisfies all relevant provisions of the Development Code.

Lead Agency: Community Development  
Timeframe: Ongoing

Action V3.2: Allow workplace development in this segment of the corridor to include workplace-only building on site interiors, and a mix of workplace, residential, and mixed-use buildings on sites abutting Victoria Avenue.

Lead Agency: Community Development  
Timeframe: Ongoing

Action V3.3: Provide flexible code provisions with respect to use between Ralston Street and Telephone Road, while requiring continued convenience retail uses at Victoria Village north.

Lead Agency: Community Development  
Timeframe: Ongoing

### **Policy V3.B: Buildings along Victoria Ave Corridor shall have public and private frontages that are coordinated, connected, and continuous to promote an active urban street with pedestrian activity.**

Action V3.4: Use urban design features, land uses, and frontage improvements to establish the corridor's focus of greatest activity between Ralston Street and Moon Drive. Prioritize frontage improvements between Moon and Ralston, where public and private frontage improvements will create a pedestrian realm as a key element of the street's transformation.

Lead Agency: Community Development  
Timeframe: Ongoing

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**Policy V3.C: Recognize that full implementation of the Plan's standards and regulations may take many years.**

Action V3.5: Anticipate the need to adjust the Plan's provisions after an initial implementation period of 5-10 years, and conduct an update that re-examines provisions relating to use, code area boundaries and other topics that are judged to be timely when the update is undertaken.

Lead Agency: Community Development  
Timeframe: Mid-term

Action V3.6: Allow phased development consistent with the code's administrative provisions.

Lead Agency: Community Development  
Timeframe: Ongoing

**Policy V3.D: Position the corridor to connect with future as well as existing districts and neighborhoods, emphasizing connectivity to areas to the east and west of the corridor between US 101 and Ralston Drive.**

Action 3.7: Future development shall be limited to the buildout numbers established in Table 3-2, Predicted Development Intensity & Pattern of the 2005 General Plan. The Planning Division shall monitor development within the Corridor area to ensure consistency. In the event the Community Development Department receives an application for proposed development that is expected to exceed the established buildout numbers, a General Plan Amendment and associated environmental review will be required.

Lead Agency: Community Development  
Timeframe: Ongoing

Action 3.8: Encourage property owners and tenants to enter into agreements to avoid displacement and loss of residences and businesses during redevelopment. Provisions may include, but are not limited to, the property owner providing minimum noticing requirements, displacement plans, and monetary assistance to tenants for relocation.

Lead Agency: Community Development  
Timeframe: Ongoing

Action V3.8: Prepare a development code for the properties immediately north of Highway 101 between the power lines and Everglades Street, continuing the pattern of urbanization established in the Victoria corridor.

Lead Agency: Community Development  
Timeframe: Long-term

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Action V3.8: Support incorporation of properties in the Montalvo neighborhood presently under Ventura County jurisdiction.

Lead Agency: Community Development  
Timeframe: Ongoing

Action V3.10: Conduct planning and coding for properties in the Thille neighborhood immediately west of the Southern California Edison right of way, and for the Montalvo neighborhood. Planning and coding for the Thille neighborhood properties should focus on creating an urban fabric integrated with the emerging block and use pattern in the Victoria Corridor. Planning and coding for the Montalvo neighborhood should have the dual goals of strengthening the existing neighborhood and capitalizing on the presence of the Montalvo Metrolink station.

Lead Agency: Community Development  
Timeframe: Long-term

**Policy V3.E: Recognize the Victorian Mobile Home Park as a valuable part of Ventura’s housing stock.**

Action V3.11: Address the future of the Victorian Mobile Home Park in the next update of the City’s Housing Element, and reflect Housing Element policies in the Corridor Plan update.

Lead Agency: Community Development  
Timeframe: Short-term

**Policy V3.F: A mix of commercial and residential development shall activate the corridor, support future retail establishments, and provide affordable workforce housing. Along the Victoria Avenue frontage, non residential development should be provided on lower floors and higher density residential development should be provided behind the frontage buildings or above the third story of frontage buildings.**

Action V3.11: Buffer the narrow parcels fronting the east side of Victoria south of Moon, allowing a continued mix of housing and live/work environments and providing incentives for property and driveway consolidation to support somewhat higher intensities.

Lead Agency: Community Development  
Timeframe: Ongoing

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# Our Accessible Community

## **Policy V4.A: Improve convenience and accessibility in the corridor through mixing land uses, supporting a compact development pattern, and creating a safe and inviting place for walk, bike and transit trips as well as intermodal transfers.**

Action V4.1: Create connectivity across the power line right of way to the maximum extent possible, ideally integrating the properties on either side of the right of way through street connections as well as walking and bike paths.

Lead Agency: Community Development  
Timeframe: Ongoing

Action V4.2: Require that redevelopment of the large parcels adjoining the west side of Victoria between Ralston and Moon result in an internal street network that features a new thoroughfare parallel to Victoria Avenue, configured as a retail main street, residential avenue or workplace spine, depending on the mix of uses on site.

Lead Agency: Community Development  
Timeframe: Ongoing

## **Policy V4.B: Provide improved public access to and around the Victoria Avenue Corridor via bus and rail.**

Action V4.3: Prepare a strategic plan and development code for the Montalvo Metrolink station area, focusing on opportunities for transit-oriented development compatible with the historic pattern of small lots and fine-grained uses, and on neighborhood improvements such as completion of a continuous sidewalk network.

Lead Agency: Community Development  
Timeframe: Long-term



Frontage and sidewalk improvements along the corridor will improve pedestrian and bicycle access and safety. Currently, the bike lane is shared with pedestrian sidewalks along much of the corridor and is denoted by a single white line with occasional bike lane labels.

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Action V4.4: Determine the future of the Montalvo Metrolink station through the Citywide Mobility Plan, and work with Metrolink to improve service frequency.

Lead Agency: Public Works Engineering

Timeframe: Short-term

Action V4.5: Work with Metrolink and the Ventura County Transportation Commission to improve frequency of passenger rail service to and from Ventura and to improve station accessibility and identity.

Lead Agency: Public Works Engineering

Timeframe: Mid-term

Action V4.6: Work with representatives of Gold Coast Transit to:

- a. Create a route system and schedule best serving travel within the corridor area and connecting to the larger city and region (including easy connections to Metrolink).
- b. Properly locate and design bus stops and transfer points.

Lead Agency: Public Works Engineering

Timeframe: Mid-term

Action V4.7: Create a strong visual and physical multimodal connection between Victoria Avenue and the Montalvo Metrolink station with improved wayfinding and long-term changes to land use and urban design that will link the station platform and the corridor to the west.

Lead Agency: Community Development

Timeframe: Ongoing

#### **Policy V4.C: Institute Travel Demand Management strategies in the Victoria Avenue Corridor Plan Area.**

Action V4.8: Work with Ventura County to minimize the peak hour trip generation of the County Civic Center and improve corridor traffic operations.

Lead Agency: Public Works Engineering

Timeframe: Mid-term

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Action V4.9: Work with County of Ventura and Ventura Unified School District to manage peak hour travel demand in the Victoria Corridor.

Lead Agency: Public Works Engineering  
Timeframe: Mid-term

**Policy V4.D: Enhance the experience of people walking, biking, and waiting for transit on both sides of Victoria Avenue.**

Action V4.10: Implement street, bicycle and pedestrian projects identified in the General Plan that improve multimodal connectivity in and across the Victoria Avenue corridor.

Lead Agency: Public Works Engineering  
Timeframe: Ongoing

Action V4.11: Use public and private improvements to create a welcoming pedestrian realm along Victoria Avenue, emphasizing wherever possible the creation of a generously landscaped protected zone for slow-moving cars and curbside parking.

Lead Agency: Community Development  
Timeframe: Ongoing

Action V4.12: Detail plans for bicycle mobility in the Corridor through the City's Bicycle Master Plan and Citywide Mobility planning efforts. Issues to be addressed should include intermodal transfer from bike to rail and bus as well as providing for bike-only trips.

Lead Agency: Public Works Engineering  
Timeframe: Short-term

**Policy V4.E: Maintain all streets at their current number of lanes. Allow widening of right-of-way only to facilitate pedestrian and other non-auto-oriented mobility efforts.**

Action V4.13: Require the construction of public and private frontage improvements when significant structural alterations are proposed on parcels fronting Victoria Avenue. Public and Private Frontage improvements shall be designed so as to accommodate frontage development on adjacent parcels and will result in connectivity between parcel lines.

Lead Agency: Community Development  
Timeframe: Ongoing

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## Our Creative Community

**Policy V9.A: Integrate public art and artist designed streetscape amenities into capital improvements.**

Action V9.1: Use landscaping and a new landmark monument to mark the gateway to Victoria Avenue.

Lead Agency: Community Services  
Timeframe: Mid-term

## Our Involved Community

**Policy V10.A: Work with Ventura County to express the City's expectations for the quality and character of any new development on the County Civic Center property.**

Action V10.1: Work with Ventura County to respond to County concerns or proposals.

Lead Agency: Community Development  
Timeframe: Ongoing



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## ILLUSTRATIVE MASTER PLANS

Illustrative master plans for opportunity sites identified during the corridor planning process are included in this section. These plans illustrate possible future organization of streets, blocks, open spaces, and buildings to achieve the community's vision of the Victoria Avenue Corridor, as is stated in the General Plan:

General Plan Action 3.9: "... Adopt new development code provisions that designate areas within districts and corridors for mixed-use development that combines businesses with housing, and focuses on the redesign of single-use shopping centers and retail parcels into walkable, well connected blocks, with a mix of building types, uses and public and private frontages."

Each of the following master plans describes in text and graphics certain key aspects of site layout employed to implement the level of urbanism required by the Plan's goals, strategies and development code. The specific layout of street and building locations illustrated in the master plans are not required outcomes, but are presented to show how the plan's urban design concept can be expressed within the context of selected corridor sites. When project applicants propose designs for these and other sites they will have the opportunity to implement the concept in a way that best implements a specific development program, context conditions, and functional needs in combination with the City's vision.

The opportunity sites were selected not for their association with a particular property owner or development proposal, but rather for the unique urban design context they afford in terms of overall size, location, variety of existing development, adjacencies, and potential for short to mid term redevelopment. The parcels shown in the following illustrations are privately owned. In some cases, the illustrative master plans incorporate multiple parcels that are owned by more than one landowner. While it is unlikely that redevelopment of all parcels within a given opportunity site will occur simultaneously, these master plans depict possible 'end-state' conditions as well as possible phasing schemes that put into place the building blocks of good urbanism as they relate to site layout. These building blocks are:

- A network of streets, blocks, and open spaces that ensure walkability, connectivity between neighborhood parcels, and connectivity to the Victoria corridor.
- A healthy mix of land uses to ensure comfortable and stable neighborhoods, workplaces, and activity nodes.
- Infill development along parcels fronting the Corridor that contributes to an attractive and walkable condition along Victoria Avenue.
- All buildings front directly onto public streets or public spaces to enhance the public realm, offer 'eyes on the street' to increase safety and add interest to the pedestrian experience.

The master plans included here demonstrate site-organizing principles that address aspects of urbanism related to building siting, location of, and visibility of parking lots, and parking structures, as well as view corridors and the 'sequencing of events and spaces' that contributes to an interesting and unfolding experience. Other important building blocks of good urbanism cannot be effectively communicated in 'plan' view, but are no less fundamental. Many of these are directly related to the experience and articulation of vertical elements and include aspects related to building height and type, step backs and massing, treatment of landscape and open spaces, and architectural style and detail. These principles are covered in detail in the Regulating Plan.



amec Victoria Avenue Corridor Illustrative Master Plan Map

**A: Victoria Village North**

*Site Description: Existing 9 acre neighborhood shopping center south of Telephone Road and west of Victoria Avenue including single-story retail development fronting on Victoria Avenue*

Illustrated Development Scenario: Neighborhood Center with walkable network of streets and blocks incorporating a cluster of neighborhood serving uses including retail, service, and dining.

**B: Victoria Village South**

*Site Definition: Existing 7.25-acre neighborhood center bound by Victoria Avenue to east, Gaviota Lane to the north and west, and Ralston Street to the south.*

Illustrated Development Scenario: Workplace Infill - Infill workplace development depicting surface parked and structure parked build out scenarios. Walkable network of streets, blocks, and public open spaces

**C: Opportunity Site C**

*Site Definition: 13.2-acre retail center, 3.67 acre nursery, and 1.3 acre existing retail development bordered by Victoria Avenue to the east, Southern Edison power line corridor to the west, and Moon Drive to the south.*

Illustrated Development Scenarios: Town Center Mixed-use frontage along Victoria Avenue. Infill residential, workplace, and mixed-use development within interior parcels. Walkable network of streets, blocks, and public open spaces. New Main Street parallel to Victoria Avenue provides opportunity for expansion of street network to the south and west.

## VICTORIA VILLAGE NORTH

### Neighborhood Center Scenario Key Features

1. Three story retail and mixed use buildings front Victoria Avenue and Telephone Road, with building heights stepped down towards the interior.
2. Neighborhood serving retail center preserves convenience shopping on the site and also as an activity center for employees of nearby workplace district. A 30,000 sq. ft. market building adds to existing office and retail development and a new mixed use building with active ground floor uses.
3. A prominent architectural feature "holds the corner" of Victoria Avenue and Telephone Road.
4. Neighborhood green and hardscape plaza add variety to the pedestrian realm.



## VICTORIA VILLAGE SOUTH



### Workplace Infill Scenario Phase 1 – Surface Parking

1. Three-story office development is located along Victoria Avenue frontage
2. Network of streets, blocks, and open spaces ensures connectivity
3. Surface parking supportive of workplace uses in Phase One of buildout.



### Workplace Infill Scenario End State: Structured Parking

1. Parking structure is lined with business and professional services on ground floor.
2. Workplace buildings have frontage along interior streets and public open spaces.



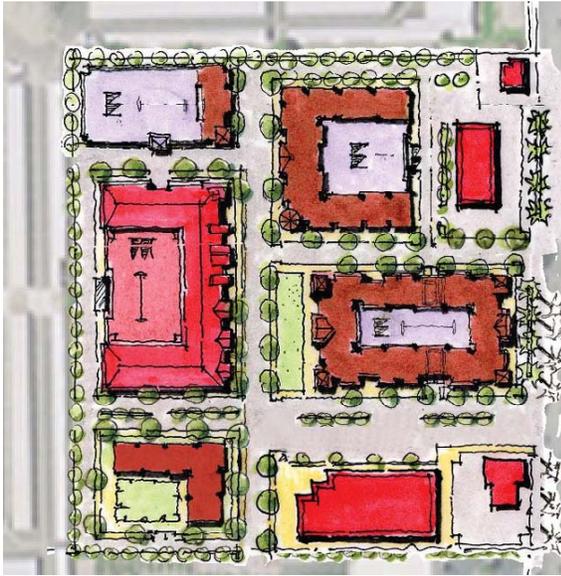


## OPPORTUNITY SITE C

The following illustrations depict a town center build out scenario for parcels located west of Victoria Avenue including the 13.2 acre "K-Mart" Site, the 3.67 acre plant nursery, and the 1.3 acre retail site at the intersection of Victoria Avenue and Moon Drive. The Town Center scenario illustrates a higher level of intensity, consistent with the upper limits of the range specified in the General Plan.

The Town Center illustrations portray a restructuring of parcels to include a major retail or entertainment anchor, significant new retail and restaurant infill development in mixed-use buildings with upper story office, lodging or personal services, and residential blocks that will create a true mixed use place. Subsequent redevelopment of parcels to the west of the power line would add to the activity of this area, which would benefit from proximity to the Montalvo Metrolink station as well as to the freeway and employment sites to the north





### Phase 1

1. Existing uses with long-term leases are retained building blocks of urbanism are put into place.
2. Reconfigured public frontage along Victoria Avenue supports envisioned development.
3. Mixed use buildings, parking structures, retail and entertainment anchor, and public plaza or green along new streets and blocks are located within interior parcels.

### Phase 2

1. As redevelopment occurs, locate new mixed-use buildings to create an active retail frontage along Victoria Avenue and having office, housing, or lodging uses on upper stories.
2. Redevelopment of single-story retail anchor into multi-story building completes buildout scenario.



### Phase 3 End state

1. New walkable Main Street with ground floor retail shops and restaurants and on-street parking connects to Victoria Avenue across from entry to Montalvo Square.
2. Centerpiece formed by a small public green with fronting shops and restaurants
3. New housing, office, and lodging uses are located on upper floors. Residential blocks connect to surrounding urban fabric.
4. Mixed use buildings with active ground floor uses front Victoria Avenue.
5. Large retail or entertainment anchor located prominently at juncture of main streets, has liner retail shops to create a walkable pattern of frequent entries and a high degree of transparency into store interiors.
6. Street pattern establishes opportunities for future connectivity to the west and south



# **VICTORIA AVENUE CORRIDOR DEVELOPMENT CODE**

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# 24V.100

## REGULATING PLAN AND TRANSECT ZONES

### 24V.100.010 Purpose

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

### 24V.100.020 Regulating Plan and Transect Zones

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

#### A. TRANSECT ZONES ESTABLISHED

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

#### B. INTERPRETATION OF ZONE BOUNDARIES

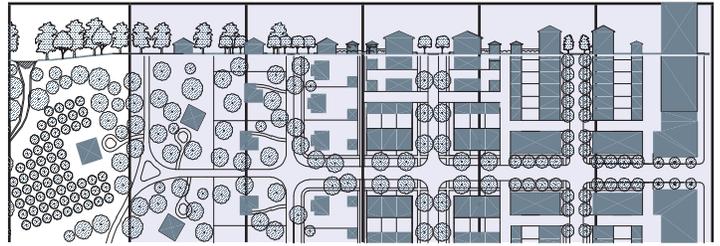
If there is uncertainty about the location of any zone boundary shown on the Regulating Plan, the location of the boundary shall be determined by the Director as follows.

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

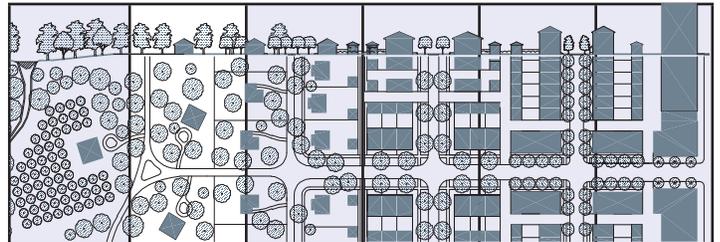
## 24V.100.030 Transect Zone Descriptions

**TABLE A: Transect Zone Descriptions.** This table provides a generalized Transect for Ventura. A detailed description of the Transect refinements used in this Development Code is in Section 24V.100.030 , Subsections A -D.

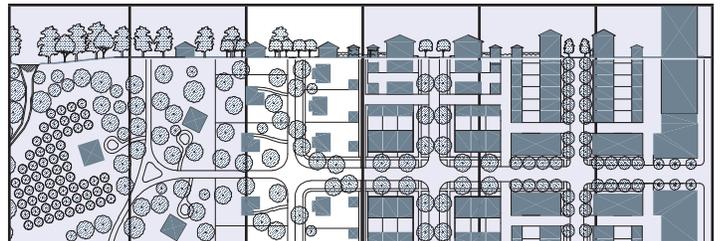
**T1** THE NATURAL ZONE consists of the natural and permanent open space areas within Ventura that are intended for preservation. These include the sand beach along the ocean, the Ventura River corridor, the Santa Clara River corridor, the hillsides to the north, and the Ventura/Oxnard Greenbelt to the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



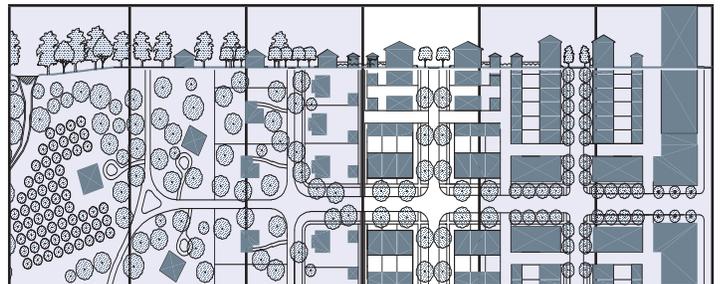
**T2** THE RURAL ZONE consists of areas of Ventura that are reserved for agricultural use (SOAR), and have an open "country road" character and are sparsely settled. Significant T2 areas are present between the 101 Freeway and the Santa Clara River in the Olivas, Northbank, Montalvo and Serra Communities; in the "internal greenbelt" running north to Foothill Road through the Serra, and Poinsettia Communities; south of Foothill Road in the Juanamaria and Wells Communities, and in small patches of the North Avenue Community.



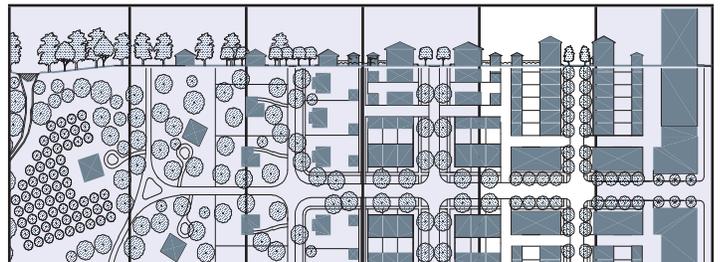
**T3** THE SUB-URBAN ZONE, consists of low-density suburban residential areas within the College, Thille Montalvo, Poinsettia, Juanamaria, Serra, Saticoy and Wells Communities. Planting is naturalistic with relatively deep setbacks. Blocks may be large and the roads irregular to accommodate natural conditions.



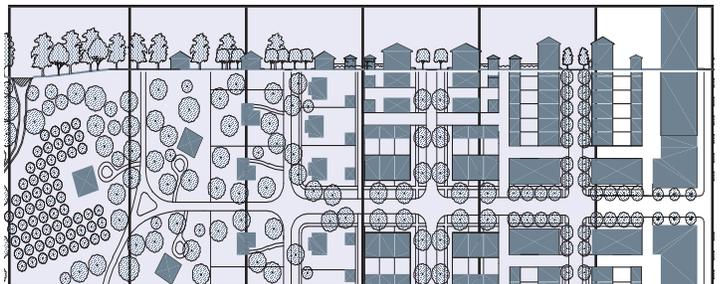
**T4** THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has wide range of building types. Setbacks and landscaping are variable. Streets typically define medium sized blocks.



**T5** THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, office, rowhouses and apartment uses. It has a tight network of streets with wide sidewalks, steady tree planting, and buildings set close to the frontages.



**T6** THE URBAN CORE ZONE consists of the heart of Downtown Ventura, which has the highest development intensities in the City and the greatest variety of uses, and important civic buildings. The Downtown is the City's historic and cultural heart, and the Code is intended to encourage the area to also become richly mixed use, with specialty retail, offices, and residential in mixed use buildings, and a wide variety of quality restaurants. Buildings are generally simpler and boxier in their massing than in other parts of the City, predominantly mixed in use, between 2 and 6 stories in scale, attached to one another, and set close to street frontages. Streetscapes are intended to include wide sidewalks with steady street tree plantings set in the pavement.



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



Typical T4.5 Transect Zone development

#### A. GENERAL URBAN ZONE 5 (T4.5)

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



Typical T4.8 Transect Zone Development

#### B. GENERAL URBAN ZONE 8 (T4.8)

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



Typical T4.9 Transect Zone development

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

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

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

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

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



3-story Commercial Block buildings w/ Arcades



Mixed-Use Commercial Block building



Typical T5.3 Transect Zone development



Corner restaurant in Commercial Block building

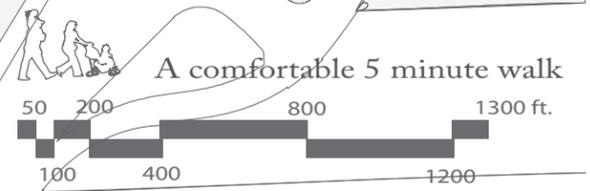
# Regulating Plan, Figure 1

Montavillo  
Rail Station



126

101



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

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



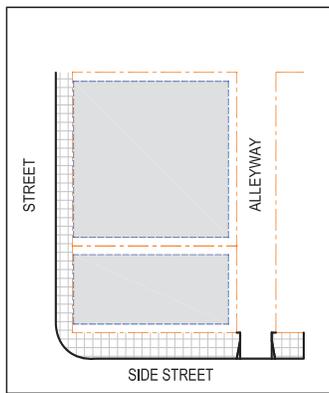
Table B. Regulations Summary Table

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

24V.200

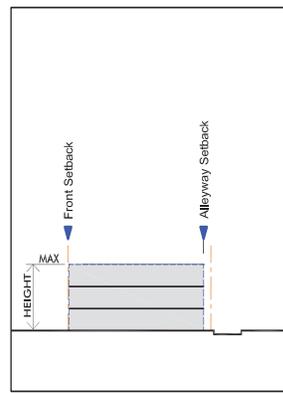
ZONES AND  
DEVELOPMENT STANDARDS

## 24V.200.045 THE GENERAL URBAN ZONE 5 (T4.5)



— Property Line  
 - - - Max Building Envelope

Diagram A: Building Placement



— Property Line  
 - - - Max Building Envelope

Diagram B: Building Profile

### A. BUILDING PLACEMENT

#### 1. PRIMARY BUILDINGS

A primary building shall be placed on a lot in compliance with the following requirements, within the building envelope as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in section 24V.206 (Building Type Standards). [E]

	Minimum	Max.
a. Front setback	Per allowed frontage type	20'
b. Side Street Setback	Per allowed frontage type	
c. Side Yard Setback	5'	
d. Rear Setback (no alley)	1- or 2-story buildings: 20'	
	3-story buildings: 30'	
i. With $\geq 20'$ alley	1-2-story buildings: 5'	
	3-story buildings: 10'	
ii. With $< 20'$ alley	1-2-story buildings: 5'	
	3-story buildings: 20'	

#### 2. ACCESSORY BUILDINGS

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

	Minimum
a. Street Setback	Within 50% of the rear lot depth
b. Side Street Setback	5'
c. Side Yard Setback	5'
d. Rear Setback	1-2 story buildings: 5'
	3-story buildings: See Primary building standards

#### 3. ARCHITECTURAL ENCROACHMENTS

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

### B. BUILDING PROFILE AND FRONTAGE

#### 1. HEIGHT

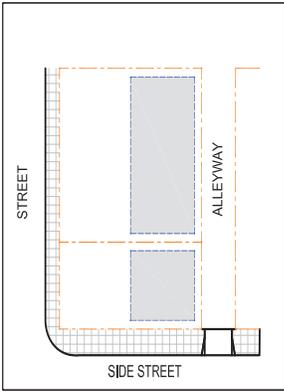
Each structure shall comply with the following height limits: [E]

- Primary building Max.: 3 floors and 45 feet  
Min.: floor to floor: 15 feet
- Accessory buildings Max.: 24 feet to eave

#### 2. ALLOWED FRONTAGE TYPES

Only the following frontage types are allowed within the T4.5 zone. The street facing façade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24V.204 (Frontage Type Standards). [W] <sup>1</sup>

Frontage Type	Minimum Setback
Common Yard	15'
Door Yard	10'
Porch & Fence	15'
Stoop	10'
Forecourt	0'
Lightcourt	10'
Shopfront & Awning	0'
Gallery	0'



--- Property Line  
 --- Max Parking Envelope  
**Diagram C: Parking Placement**

### C. PARKING AND SERVICES

#### 1. PARKING AND SERVICES PLACEMENT

Compliance with the following requirements, within the maximum parking envelope shown on the diagram, unless subterranean. [E]

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

#### 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 and Chapter 24V.209 of this Development Code. [E]

- a. Residential
  - i. 1-2 Dwelling units    2-car garage per unit
  - ii. 3 Dwelling units (apartments)    1 covered for 1-bedroom units  
1 covered +1 uncovered for 2+ bedroom units  
¼ uncovered per unit for guest parking
  - iii. Condominiums:    2½ spaces per unit  
(2 of which need to be in the garage)
- b. Non-Residential:            1 parking space per 300 s.f. of gross floor area

### D. BUILDING TYPES

Only the building types shown in the table below 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 24V.206 (Building Type Standards).

Building Type	Allowed Lot Widths						
	25'	35'	50'	75'	100'	125'	150'
Carriage House							
Front Yard House							
Side Yard House							
Dup/Trip/Quadplex							
Villa							
Bungalow Court							
Row House							
Live/Work							
Side Court Housing							
Courtyard Housing							
Stacked Dwelling	Only allowed as part of Mixed Type Projects. <sup>1</sup>						
Commercial Block							

### E. ALLOWED LAND USES

Only a land use identified as permitted or conditional by Section 24V.203.030 (Land Use Table) shall be established on a lot in the T4.5 - General Urban zone, in compliance with the planning permit requirements of Section 24V.203.030.

### F. OTHER STANDARDS SPECIFIC TO VICTORIA AVENUE CORRIDOR DEVELOPMENT CODE

Due to the Victoria Avenue Corridor's unique characteristics and location, additional regulations beyond the T4.5 base Urban Standards have been created to ensure that the goals of creating a walkable neighborhood setting are met.

#### 1. PUBLIC FRONTAGE TYPES

The Victoria Avenue Parkway overlay apply to parcels fronting Victoria Avenue, as specified in Section 24V.208.

#### 2. BLOCKS & STREETS

- a. Block Perimeter: 1600 feet maximum
- b. New Street Types
  - i. Workplace Avenue and Street
  - ii. Neighborhood Avenue and Street
  - iii. Neighborhood and Workplace Green

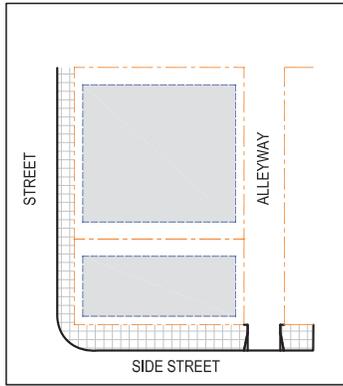
#### 4. SIGNAGE

See Section 24V.211 for permitted sign types.

Note:

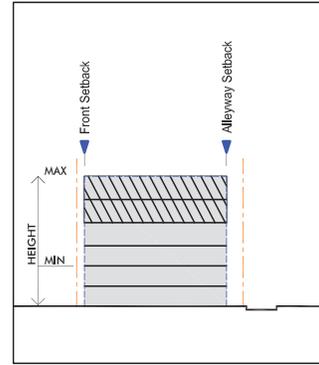
<sup>1</sup> Mixed Type Development is described in Section 24V.210. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size.

# 24V.200.048 THE GENERAL URBAN ZONE 8 (T4.8)



--- Property Line  
 --- Max Building Envelope

Diagram A: Building Placement



--- Property Line  
 --- Max Building Envelope  
 Bulk Reduction

Diagram B: Building Profile

## A. BUILDING PLACEMENT

### 1. PRIMARY BUILDINGS

A primary building shall be placed on a lot in compliance with the following requirements, within the building envelope as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in section 24V.206 (Building Type Standards). [E]

	Minimum	Max.
a. Front setback	Per allowed frontage type	30'
b. Side Street Setback	Per allowed frontage type	30'
c. Side Yard Setback	10'	
d. Rear Setback (no alley)	10'	
i. With ≥ 20' alley	1-2-story buildings: 5'	
ii. With <20' alley	3-6 story buildings: 10'	
i. With <20' alley	1-2-story buildings: 5'	
ii. With <20' alley	3-6 story buildings: 20'	
e. Frontage Coverage	50%	
f. Build-to-Corner	Not required	

### 2. ACCESSORY BUILDINGS

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

	Minimum
a. Street Setback	Within 50% of the rear lot depth
b. Side Street Setback	5'
c. Side Yard Setback	5'
d. Rear Setback	1-2 story buildings: 5'
	3-6 story buildings: See Primary building standards

### 3. ARCHITECTURAL ENCROACHMENTS

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

## B. BUILDING PROFILE AND FRONTAGE

### 1. HEIGHT

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

Primary building	Min.: 2 floors and 20 feet Max.: 6 floors and 75 feet Min.: Shopfront floor to floor: 15 ft
Accessory buildings	Min.: 12 feet Max.: 24 feet
Bulk reduction	10% reduction above the 4th floor
Height limit adjacent to homes	Required

### 2. ALLOWED FRONTAGE TYPES

Only the following frontage types below are allowed within the T4.8 zone. The street facing façade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24V.204 (Frontage Type Standards). For parcels within the Victoria Parkway Overlay, minimum setbacks shall be calculated from the back of shy distance line.

Frontage Type	Minimum Setback
Forecourt	0'
Lightcourt	10'
Shopfront & Awning	0'
Gallery	0'
Arcade	0'
Grand Portico Entry	15'
Grand Lobby Entry	15'

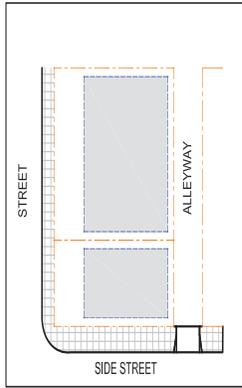


Diagram C: Parking Placement

## C. PARKING AND SERVICES

### 1. PARKING AND SERVICES PLACEMENT

Compliance with the following requirements, within the maximum parking envelope shown on the diagram above, unless subterranean. [E]

- |                        |                           |
|------------------------|---------------------------|
| a. Street Setback      | Rear 75% of the lot depth |
| b. Side Street Setback | 10' min.                  |
| c. Side Yard Setback   | 5' min.                   |
| d. Rear Street Setback | 10' min.                  |
| e. Rear Yard Setback   | 5' min.                   |
| f. Alley Setback       | 5' min.                   |

### 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 and Chapter 24V.209 of this Development Code. [E]

- |  |  |
|--|--|
| a. Industry, Manufacturing, & Processing                   | 1 space per 500 s.f. of gross floor area         |
| b. Recreation, Education, Public Safety; Retail; Services: | 1 parking space per 300 s.f. of gross floor area |

## D. BUILDING TYPES

Only the building types shown in the table below are allowed in the T4.8 General Urban zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24V.206 (Building Type Standards).

Building Type	Allowed Lot Widths							
	25'	35'	50'	75'	100'	125'	150'	200'
Commerical Block								

## E. ALLOWED LAND USES

Only a land use identified as permitted or conditional by Section 24V.203.030 (Land Use Table) shall be established on a lot in the T4.8 - General Urban zone, in compliance with the planning permit requirements of Section 24V.203.030.

### 1. SPECIAL CONDITIONS WITH RESPECT TO USE

Gasoline Sales is a conditional use. The determining factors in the decision to grant a conditional use permit shall be the proximity of the proposed use to freeways 101 or 126, with proximity favoring the granting of a use permit, and whether the establishment of a gasoline sales use can be consistent with the vision expressed in this Plan.

## F. OTHER STANDARDS SPECIFIC TO VICTORIA AVENUE CORRIDOR DEVELOPMENT CODE

Due to the Victoria Avenue Corridor's unique characteristics and location, additional regulations beyond the T4.8 base Urban Standards have been created to ensure that the goals of creating a walkable neighborhood setting are met.

### 1. PUBLIC FRONTAGE TYPES

- The Victoria Avenue Parkway Overlay applies to parcels fronting Victoria Avenue, as specified in Section 24V.208.

### 2. BLOCKS & STREETS

- Block Perimeter: 1600 feet maximum
- New Street Types
  - Workplace Avenue and Street
  - Neighborhood and Workplace Green

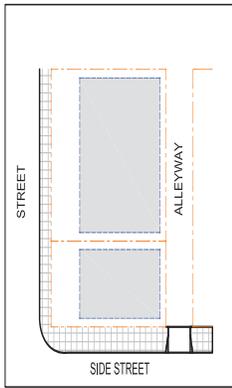
### 3. SIGNAGE

See Section 24V.211 for permitted sign types.

#### Note:

<sup>1</sup> Mixed Type Development is described in Section 24V.210. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size. Mixed Type Uses are required on all parcels within the T4.8 Transect Zone.





— — — — — Property Line  
 - - - - - Max Parking Envelope

Diagram C: Parking Placement

## C. PARKING AND SERVICES

### 1. PARKING AND SERVICES PLACEMENT

Compliance with the following requirements, within the maximum parking envelope shown on the diagram above, unless subterranean. [E]

- a. Street Setback                      Rear 75% of the lot depth
- b. Side Street Setback                5' min.
- c. Side Yard Setback                  5' min.
- d. Rear Street Setback                5' min.
- e. Rear Yard Setback                  5' min.
- f. Alley Setback                        5' min.

### 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 and Chapter 24V.209 of this Development Code. [E]

- a. Industry, Manufacturing, & Processing                      1 space per 500 s.f. of gross floor area
- b. Recreation, Education, Public Safety; Retail; Services        1 parking space per 300 s.f. of gross floor area
- c. Residential
  - i. 1-2 Dwelling units                      2-car garage per unit
  - ii. 3 Dwelling units (apartments)        1 covered for 1-bedroom units  
1 covered +1 uncovered for 2+ bedroom units  
¼ uncovered per unit for guest parking
  - iii. Condominiums                        2½ spaces per unit (2 of which need to be in a garage)

## D. BUILDING TYPES

Only the building types shown in the table below are allowed in the T4.9 General Urban zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24V.206 (Building Type Standards).

Building Type	Allowed Lot Widths								
	25'	35'	50'	75'	100'	125'	150'	200'	300'
Villa									
Row House									
Live/Work									
Side Court Housing									
Courtyard Housing									
Stacked Dwelling									
Commercial Block									

## E. ALLOWED LAND USES

Only a land use identified as permitted or conditional by Section 24V.203.030 (Land Use Table) shall be established on a lot in the T4.9 - General Urban zone, in compliance with the planning permit requirements of Section 24V.203.030.

### 1. SPECIAL CONDITIONS WITH RESPECT TO USE

- a. Mixed Type Development Standards apply as specified in section 24V.210
- b. Shopfront Overlay standards apply as indicated on the Regulating Plan
- c. Neighborhood Center Overlay standards apply as indicated on the Regulating Plan
- d. Gasoline Sales is a conditional use. The determining factors in the decision to grant a conditional use permit shall be the proximity of the proposed use to freeways 101 or 126, with proximity favoring the granting of a use permit, and whether the establishment of a gasoline sales use can be consistent with the vision expressed in this Plan.

## F. OTHER STANDARDS SPECIFIC TO VICTORIA AVENUE CORRIDOR DEVELOPMENT CODE

Due to the Victoria Avenue Corridor's unique characteristics and location, additional regulations beyond the T4.9 base Urban Standards have been created to ensure that the goals of creating a walkable neighborhood setting are met.

### 1. PUBLIC FRONTAGE TYPES

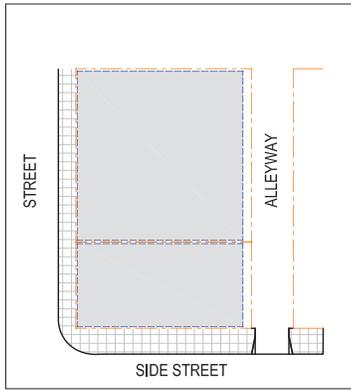
- a. The Victoria Avenue Parkway Overlay applies to parcels fronting Victoria Avenue, as specified in Section 24V.208.
- b. Public frontage improvements required as part of the Victoria Shopfront Overlay applies to parcels within the Victoria Shopfront Overlay, as specified in Section 24V.208.

### 2. BLOCKS & STREETS

- a. Block Perimeter: 1600 feet maximum
- b. New Street Types
  - i. Workplace Avenue and Street
  - ii. Neighborhood Avenue and Street
  - iii. Neighborhood and Workplace Green

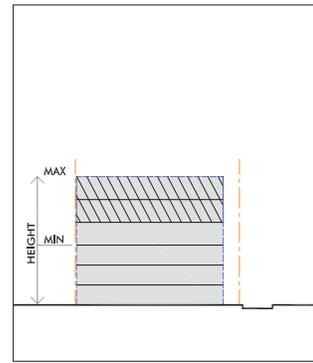
### 3. SIGNAGE

See Section 24V.211 for permitted sign types.



--- Property Line  
 --- Max Building Envelope

Diagram A: Building Placement



--- Property Line  
 --- Max Building Envelope  
 Bulk Reduction

Diagram B: Building Profile

**A. BUILDING PLACEMENT**

**1. PRIMARY BUILDINGS**

A primary building shall be placed on a lot in compliance with the following requirements, within the building envelope as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in section 24V.206 (Building Type Standards). [E]

	Minimum	Maximum
a. Front setback	Per allowed frontage type	10'
b. Side Street Setback	Per allowed frontage type	10'
c. Side Yard Setback	0'	
d. Rear Setback (no alley)	10'	
i. With ≥ 20' alley	1-2-story buildings: 5'	
ii. With <20' alley	3-6 story buildings: 10'	
iii. With <20' alley	1-2-story buildings: 5'	
iv. With <20' alley	3-6 story buildings: 10'	
f. Frontage Coverage	90%	
g. Build-to Corner	Required	

**2. ACCESSORY BUILDINGS**

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

	Minimum
a. Street Setback	Within 50% of the rear lot depth
b. Side Street Setback	5'
c. Side Yard Setback	5'
d. Rear Setback	1-2 story buildings: 5'
	3-6 story buildings: See Primary building standards

**3. ARCHITECTURAL ENCROACHMENTS**

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

**B. BUILDING PROFILE AND FRONTAGE**

**1. HEIGHT**

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

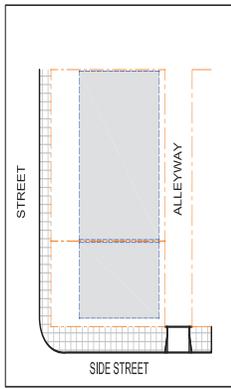
a. Primary building	Min.: 3 floors and 35 feet Max.: 6 floors and 75 feet
b. Accessory buildings	Min.: Shopfront floor to floor: 15 ft Max.: 24 feet
c. Bulk reduction	10% reduction above the 4th floor
d. Height limit adjacent to homes	Required

**2. ALLOWED FRONTAGE TYPES**

Only the following frontage types are allowed within the T5.3 zone. The street facing façade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24V.204 (Frontage Type Standards) [W].

Frontage Type	Minimum Setback
Stoop	5'
Forecourt	0'
Shopfront & Awning	0'
Gallery	0'
Arcade	0'
Grand Portico Entry	15'
Grand Lobby Entry	15'

For parcels within the Victoria Parkway Overlay or the Victoria Shopfront Overlay, minimum setbacks shall be calculated from the back of shy distance line.



Property Line  
Max Parking Envelope

Diagram C: Parking Placement

## C. PARKING AND SERVICES

### 1. PARKING AND SERVICES PLACEMENT

Compliance with the following requirements, within the maximum parking envelope shown on the diagram above, unless subterranean. [E]

- |                        |                           |
|------------------------|---------------------------|
| a. Street Setback      | Rear 75% of the lot depth |
| b. Side Street Setback | 5' min.                   |
| c. Side Yard Setback   | 0' min.                   |
| d. Rear Street Setback | 5' min.                   |
| e. Rear Yard Setback   | 5' min.                   |
| f. Alley Setback       | 5' min.                   |

### 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 and Chapter 24V.209 of this Development Code. [E]

- |   |  |
|---|--|
| a. Industry, Manufacturing, & Processing                  | 1 space per 500 s.f. of gross floor area   |
| b. Recreation, Education, Public Safety; Retail; Services | 1 parking space per 300 s.f. of gross floor area   |
| c. Lodging  | 1 space per guestroom  |
| d. Residential  |  |
| i. 1-2 Dwelling units                                     | 2-car garage per unit  |
| ii. 3 Dwelling units (apartments)                         | 1 covered for 1-bedroom units<br>1 covered +1 uncovered for 2+ bedroom units<br>¼ uncovered per unit for guest parking |
| iii. Condominiums   | 2½ spaces per unit (2 of which need to be in a garage)   |

## D. BUILDING TYPES

Only the building types shown in the table below are allowed in the T5.3 Urban Center zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24V.206 (Building Type Standards).

Building Type	Allowed Lot Widths								
	25'	35'	50'	75'	100'	125'	150'	200'	300'
Row House									
Live/Work									
Side Court Housing									
Courtyard Housing									
Stacked Dwelling									
Commercial Block									

## E. ALLOWED LAND USES

Only a land use identified as permitted or conditional by Section 24V.203.030 (Land Use Table) shall be established on a lot in the T5.3 - Urban Center zone, in compliance with the planning permit requirements of Section 24V.203.030.

## F. SPECIAL CONDITIONS WITH RESPECT TO USE

- Mixed Type Development Standards apply as specified in section 24V.210.
- Shopfront Overlay standards apply as indicated on the Regulating Plan
- On new main streets, ground floor uses shall be retail
- At least one retail or entertainment anchor tenant shall be located prominently along or at the visible terminus of the required main street, with either the anchor building or its signage visible from Victoria Avenue.
- Cumulative development must include at least 150,000 square feet of retail, service, and dining uses including at minimum one anchor retail or entertainment use.
- Public open space in the form of a square or plaza must be located along the main street and may be utilized by restaurants for outdoor dining and entertainment.

## G. OTHER STANDARDS SPECIFIC TO VICTORIA AVENUE CORRIDOR DEVELOPMENT CODE

Due to the Victoria Avenue Corridor's unique characteristics and location, additional regulations beyond the T5.3 base Urban Standards have been created to ensure that the goals of creating a walkable neighborhood setting are met.

### 1. PUBLIC FRONTAGE TYPES

- Public frontage improvements required as part of the Victoria Shopfront Overlay applies to parcels within the Victoria Shopfront Overlay, as specified in Section 24V.208.

### 2. BLOCKS & STREETS

- Block Perimeter: 1600 feet maximum
- New Street Types
- Main Street
  - A continuous Main Street with a minimum cumulative length of 900 feet is required.
  - The Main Street must connect with Victoria Avenue. A Town Center on the west side of Victoria Avenue must have a Main Street that intersects with Victoria Avenue directly across from the main entry to Montalvo Square.
  - The Main Street may be comprised of multiple continuous segments
- Workplace Avenue and Street
- Neighborhood Avenue and Street
- Neighborhood and Workplace Green

### 4. SIGNAGE

See Section 24V.211 for permitted sign types.

## 24V.200.POS PARKS AND OPEN SPACE

### A. PARKS AND OPEN SPACE ZONE

The Parks and Open Space zone provides for public recreational use, active or passive. Urban park areas are intended to be composed as greens, squares, plazas, playgrounds, and bike paths. Any proposed building must be incidental and subordinate to their intended public purpose. Sections 24V.102-24V.210 are not applicable, however, proposed new buildings, significant landscaping, or site layout require Design Review.



# 24V.202

## OVERLAY ZONES

### 24V.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 six basic transect zones – the technique of “Overlay Zones” is added. Overlay Zones apply to properties within the Plan Area as shown on the Regulating Plan. Overlay Zones modify selected Urban Standards of the underlying Transect Zone while leaving the other Urban 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 (Figure 1). 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.

### 24M.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 24V.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 an overlay zone shall obtain the zoning approvals required by this Development Code for the primary zone.

## 24V.202.030 Neighborhood Center Overlay

### A. PURPOSE

The Neighborhood Center Overlay identifies locations that shall incorporate a cluster of neighborhood serving uses.

### B. DEVELOPMENT STANDARDS

1. Development proposals for this area must show, for the entire overlay zone, an end state buildout including no less than 50,000 square feet of retail, service, and dining uses forming a neighborhood serving retail center.
2. Ground floor uses shall be retail.
3. The street-facing façade of each building within the Neighborhood Center Overlay shall incorporate the Shopfront & Awning Frontage Type per section 24V.204.080.
4. Minimum frontage coverage shall be 90% along Victoria Avenue.



Illustrative Neighborhood Center Master Plan

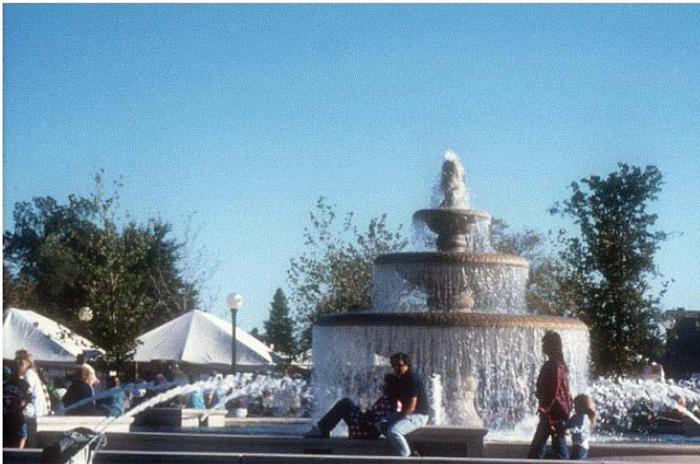
## 24V.202.050 Open Space Overlay

### A. PURPOSE

The Open Space Overlay identifies locations that shall include a centrally located, special public space in order to serve new high intensity districts.

### B. DEVELOPMENT STANDARDS

1. As part of new development, properties with the Open Space Overlay shall provide at least one open space larger than ½ acre that:
  - a. Is centrally located within the Town Center.
  - b. Is provided as a publicly accessible green, square, or plaza.
  - c. Abuts public streets on at least three sides.
2. This requirement shall not apply where an open space meeting this description already exists on the property.



Illustrative Photo



Illustrative Photo

## 24V.202.040 Special Corner Treatment Overlay

### A. PURPOSE

The Special Corner Treatment Overlay identifies locations that shall include special building elements to emphasize an intersection or gateway into a district in the locations indicated on the Regulating Plan.

### B. DEVELOPMENT STANDARDS

1. The Special Corner Treatment uses a distinctive building element to emphasize the corner of a building in special locations such as gateways and other places of significance to the corridor. This treatment differentiates the corner of the building primarily through vertical massing and articulation with elements such as a corner tower, which is created by articulating a separate, relatively slender mass of the building, continuing that mass beyond the height of the primary building mass, and providing the top of the mass with a recognizable silhouette.
2. A corner tower mass may encroach into the required setback areas but may not encroach into the public right-of-way. Corner tower features may exceed the permitted height limit by 20 feet.
3. Other elements can be used to create a Special Corner treatment. Such elements must place a similarly significant emphasis on the corner. Such elements include façade projections/ recessions, balconies, roof articulation, and changing repetitive façade elements such as window type.



Illustrative Photo

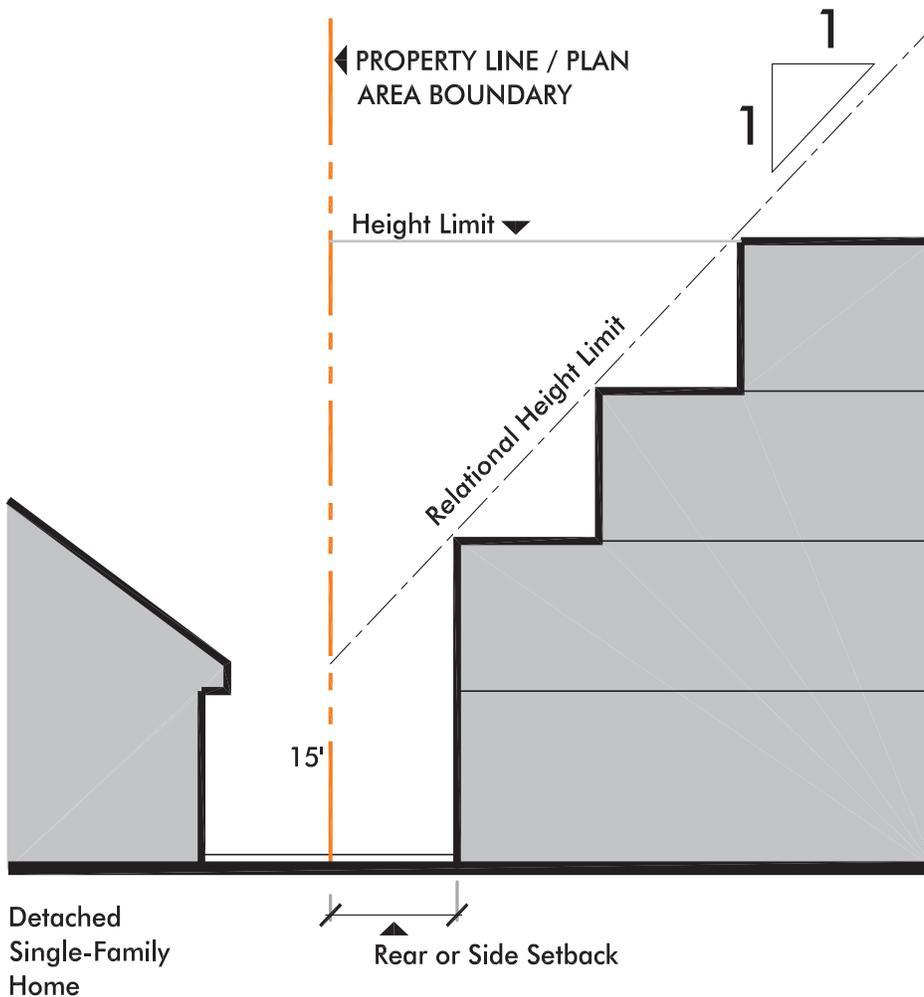
## 24V.202.060 1 to 4 Story Height Limit Overlay

### A. PURPOSE

The 1 to 4 Story height limit overlay is intended to limit the allowable scale of new construction to maintain compatibility with pre-existing adjacent development and provide a gradual transition to areas of greater building intensity.

### B. DEVELOPMENT STANDARDS

1. No building in the 1 to 4 Story Height Limit Overlay shall exceed a height of 4 stories and 53 feet.
2. Buildings in the 1 to 4 Story Height Limit Overlay may be 1 story with no minimum height limit.
3. The Relation to Existing Homes Regulation (See 24V.400, Definitions) shall apply.



Relation to Existing Homes Regulation Diagram

## 24V.202.070 Moon Drive Overlay

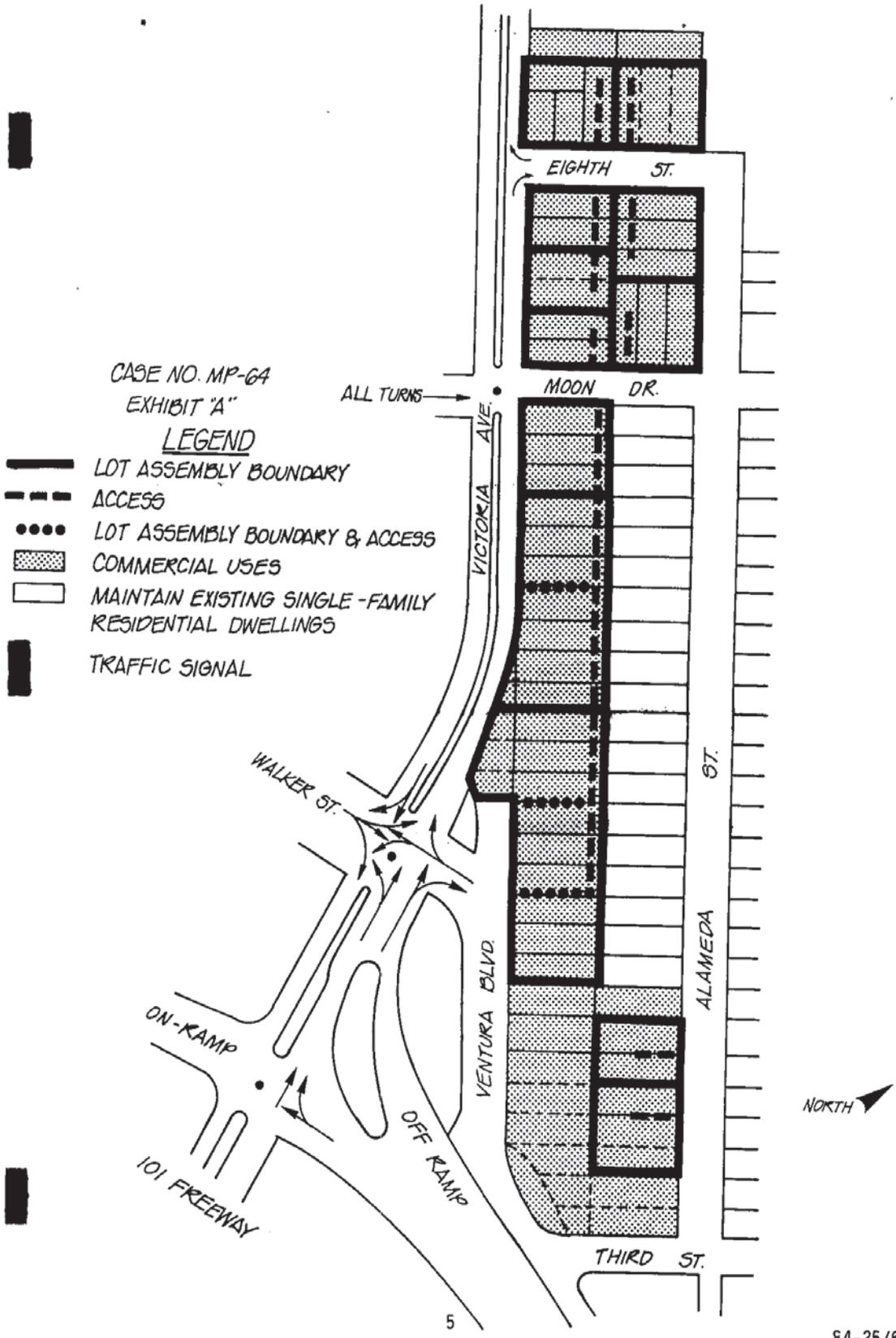
### A. PURPOSE

Consistent with the results of the 1972-73 "Moon Drive Study," (Appendix A) this overlay facilitates eventual redevelopment of the area from single family residential development to more compatible commercial uses.

### B. DEVELOPMENT STANDARDS

Development and circulation shall be constructed as follows:

1. Area north of Moon Dr. to Eighth Street
  - a. Lots fronting on Victoria Avenue
    - i. Minimum lot width 100 feet is required
    - ii. No vehicular access from Victoria is permitted.
    - iii. Access shall be provided by a single driveway from Moon Drive and Eighth Street.
  - b. Lots fronting on Alameda Street
    - i. Minimum assembly pattern of three lots (approximately 150 feet) is required.
    - ii. No vehicular access from Alameda is permitted.
    - iii. Access shall be provided by a new alley in the rear of the lots from Moon Drive and Eighth Street.
2. Area North of Seahawk St. to Moon Drive
  - a. Lots fronting on Victoria/Moon Drive
    - i. Minimum lot width of 150 feet shall be required.
    - ii. Vehicular access from Victoria shall be limited to one two-way driveway located between Walker Street and Moon Drive and not to be located closer than 150 feet from either intersection.
    - iii. Internal access to be provided at the rear of the properties shall be through the use of a minimum 25-foot wide shared access driveway.
  - b. Lots fronting on Alameda Street
    - i. Minimum lot width of 100 feet is required.
    - ii. Single driveway access from Alameda Street to each development is permitted.



84-25/62

Moon Drive Study Area Exhibit

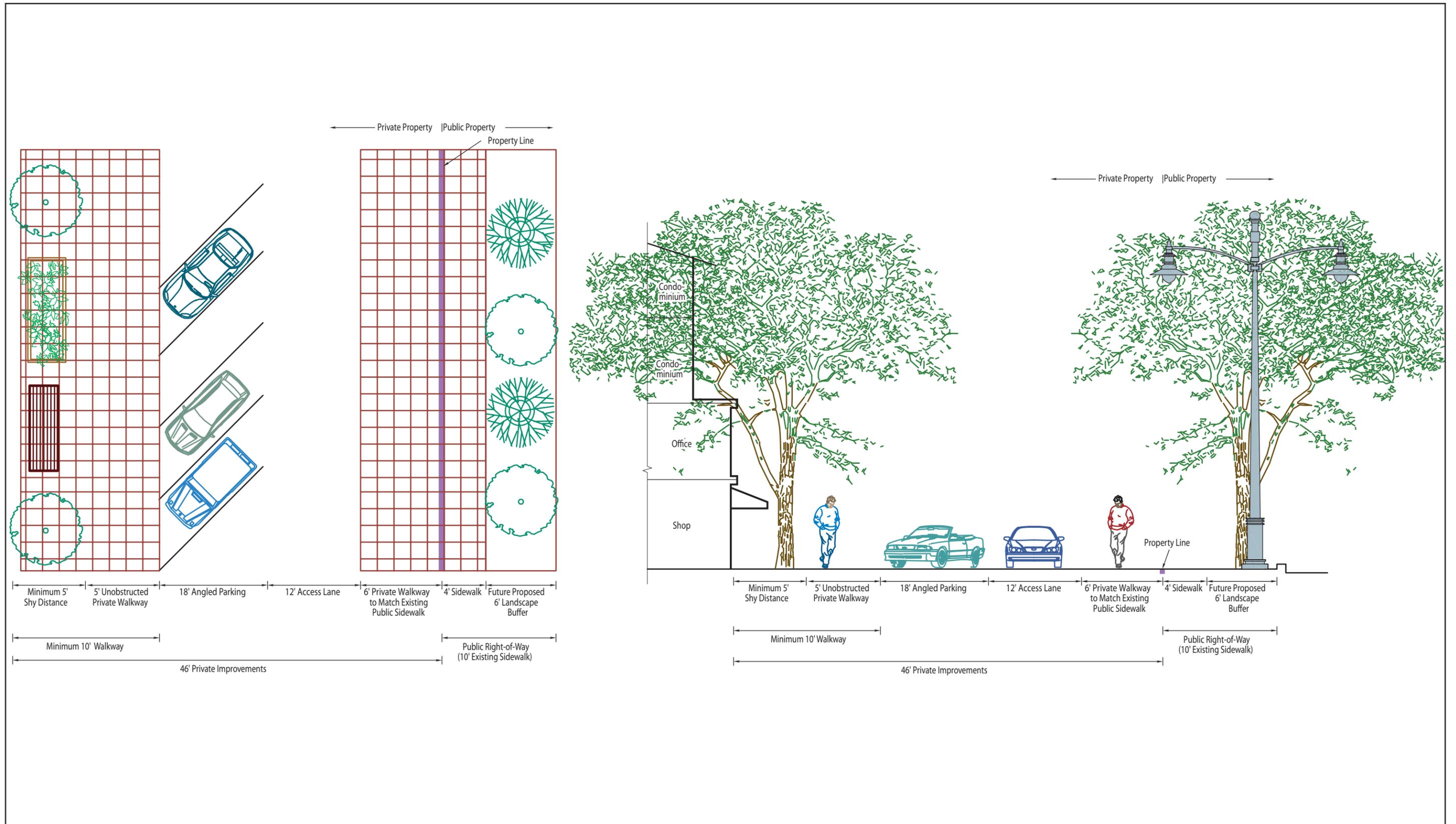
## 24V.202.080 Victoria Shopfront Overlay

### A. PURPOSE

The Victoria Shopfront Overlay identifies street frontages intended to be areas for retail shops, restaurants, and other pedestrian oriented businesses. Frontage improvements for safe and convenient pedestrian and vehicular access and parking for businesses fronting Victoria would occur on private property. The resulting public realm would consist of a landscaped sidewalk separated by a slip road and angled parking. An additional walkway would abut retail shops and restaurants.

### B. DEVELOPMENT STANDARDS

1. Ground floor uses shall be retail or dining.
2. The Victoria Avenue-facing facade of each building within the Shopfront Overlay shall incorporate the Shopfront & Awning Frontage Type per section 24V.204.080.
3. Minimum frontage coverage shall be 90% along Victoria Avenue.
4. The public frontage (the area between the Victoria Avenue property line and the back of the sidewalk line, including any sidewalk, as shown in Fig. 2) shall be improved with the following components:
  - a. A 3'-wide unobstructed walkway shall be paved as an extension of the public sidewalk along the existing back of sidewalk. Walkway material shall match public sidewalk materials.
  - b. A 12' minimum slip road (local access lane) and 18' angled parking.
  - c. A minimum of a 13'-wide walkway adjacent to proposed buildings
    - i. 8' of the 13' walkway shall be unobstructed.
    - ii. The remaining 5' **shy** distance may be improved with landscaping and furnished with outdoor dining amenities, street furniture, merchandise displays, or menu boards.
    - iii. Landscaping in the form of a variety of street trees in tree wells or planters may be required per stormwater management requirements within the shy distance. Drainage shall be directed towards pervious landscaped areas.
5. For purposes of building placement, front setbacks shall be calculated from the back of the shy distance line as opposed to from the public right-of-way.



Shopfront Overlay  
Required Frontage Improvements

Figure 2 Shopfront Overlay

## 24V.202.090 Parkway Overlay

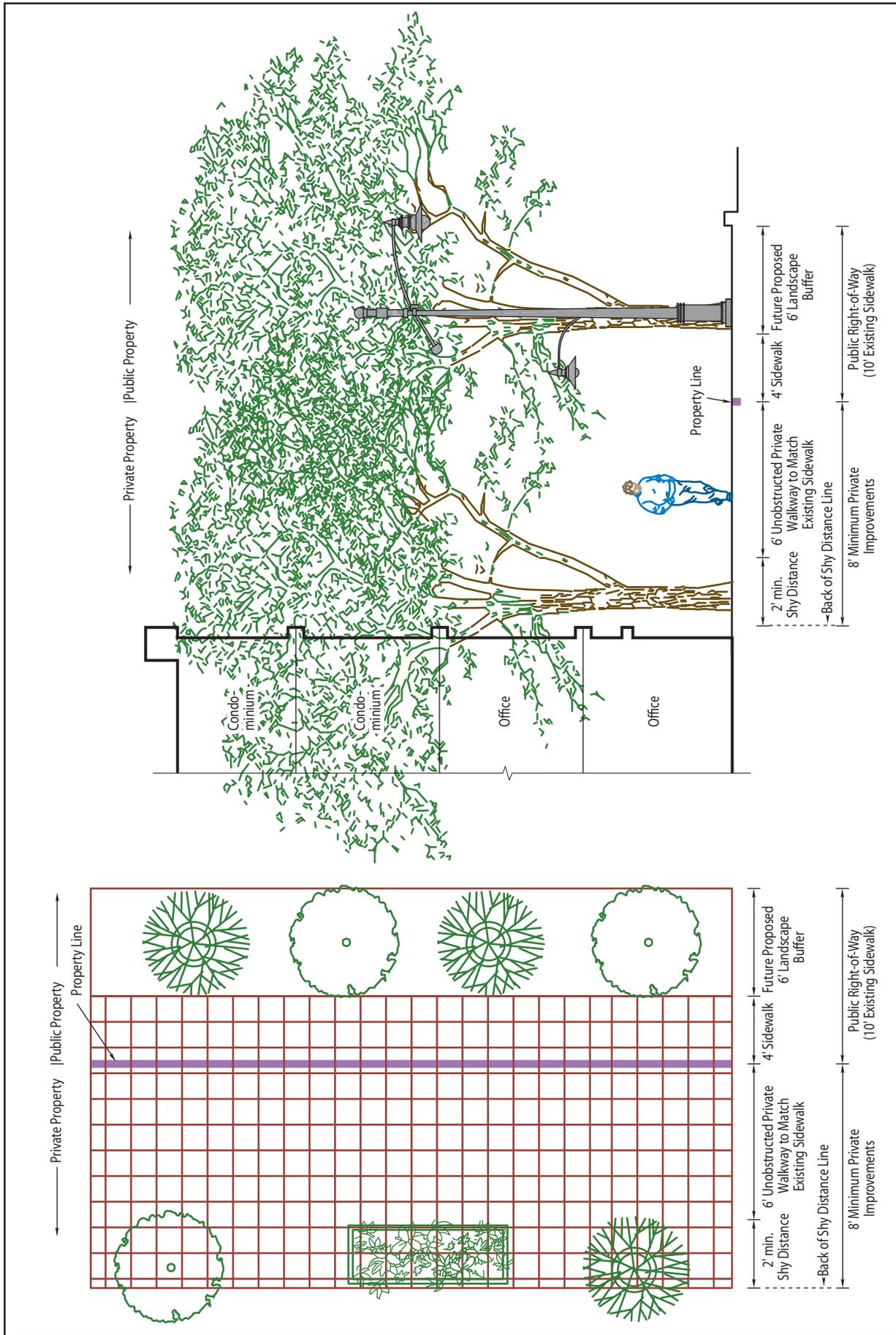
### A. PURPOSE

The parkway frontage would be required on the majority of parcels fronting Victoria Avenue, the exceptions being those parcels within the Victoria Shopfront Overlay. These Frontage improvements would provide safe, comfortable, and convenient pedestrian access for businesses fronting Victoria Avenue.

### B. DEVELOPMENT STANDARDS

The public frontage (the area between the Victoria Avenue property line and the back of the sidewalk line, including any sidewalk, as shown in Fig. 3) shall be improved as follows:

1. A minimum 8' wide walkway shall be paved as extensions of the public sidewalk along the property line and existing back of sidewalk.
  - a. 6' of the 8' frontage shall be unobstructed.
  - b. The remaining 2' shy distance may be improved with landscaping, furniture, displays, or menu boards.
  - c. Walkway material shall match public sidewalk materials.
2. Landscaping in the form of a variety of street trees in tree wells or planters may be required per stormwater management requirements within the shy distance. Drainage shall be directed towards pervious landscaped areas.
3. For purposes of building placement, front setbacks shall be calculated from the back of the shy distance line as opposed to from the public right-of-way.



Parkway Overlay  
Required Frontage Improvements

Figure 3 Parkway Overlay





# 24V.203

## ALLOWABLE LAND USES

### 24V.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.

### 24V.203.020 Applicability

A lot or building shall be occupied by only the land uses allowed by Table C within the zone applied to the site by the Regulating Plan. Each land use listed in Table C is defined in Section 24V.400 (Definitions).

### 24V.203.030 Land Use Table

#### 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 B, 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 C, and is determined by the Director to not be included in Section 24V.400 (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 C 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 “0” in the table.

Table C: Allowable Land Uses. This table expands the Building Function categories of Table A to delegate specific functions within the Transect Zones.

	<b>T4.5</b>	<b>T4.8</b>	<b>T4.9</b>	<b>T5.3</b>
	<b>General Urban 5</b>	<b>General Urban 8</b>	<b>General Urban 9</b>	<b>Urban Center 3</b>
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING, WHOLESALING</b>				
Laboratory - medical & analytical	0	UP	UP	UP (2)
Printing & Publishing	0	UP	UP	UP (2)
Research & Development	0	UP	UP	UP (2)
<b>Recreation, Education, Public Safety</b>				
Adult-Oriented Business	0	0	0	0
Community Meeting	UP	P	P	P
Health/fitness facility of 10,000 sq. ft. or greater	0	0	0	P
Health/fitness facility <10,000 sq. ft.	0	0	UP	P
Libraries, Museums	P	P	P	P
School, public or private	UP	UP	UP	UP
Studio - Art, dance, martial arts, music, etc.	P	P	P	P
Safety Services	UP	P	P	P
<b>RESIDENTIAL</b>				
Dwelling: Multi-family	P	0	P	P
Dwelling - Second Unit/Carriage House	P	0	0	0
Dwelling: Single-family	P	0	0	0
Home Occupation	P	0	P	P
Live/Work	UP	0	P	P
Residential Accessory Use or Structure	P	0	P	P
Special Residence	UP	0	UP	UP
<b>RETAIL</b>				
Bars, Taverns & Night Clubs	0	0	UP	UP
General Retail - except with following features	P	P	P	P
alcoholic beverage sales	UP	UP	UP	UP
Auto- or motor vehicle related sales or services	0	0	0	0
drive-through facility	0	0	0	0
Gross floor area over 20,000 s.f.	0	UP	P	P
Gross floor area over 100,000 s.f.	0	0	0	0
operating btw. 11pm & 7am	0	UP	UP	UP
Restaurant	UP	UP	P	P
<b>SERVICES - GENERAL</b>				
Gas Stations	0	UP	UP	0
Lodging Services	UP	P	P	P
Personal Services	P	0	P	P
Mortuary, Funeral Home	UP	UP	UP	UP
Property Maintenance Services	0	P	0	0
Repair Services	0	P	P	P
<b>SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL</b>				
Banking & Financial Services	P	P	P	P
Business Support Services	0	P	P	P
Medical/Dental	P	P	P	P (2)
Office	P	P	P	P
<b>TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE</b>				
Parking facility, public or commercial	0	P	P	P
Wireless telecommunications facility	UP	UP	UP	UP
Transit Facilities, Terminals & Stations	UP	UP	UP	UP
P: Permitted				
UP: Use Permit				
0: Not Allowed				
(2): Permitted on the 2nd floor or above				
<b>Prohibited in all T Zones</b>				
Adult oriented businesses				
General retail with a gross floor area of 100,000 sq. ft. or greater				
Dining Establishments: Fast Service, Drive-Up				
Auto or motor vehicle related sales or services				

# 24V.204

## FRONTAGE TYPE STANDARDS

### 24V.204.010 Purpose and Applicability

#### A. PURPOSE

This Section identifies the frontage types allowed within the Victoria Avenue Corridor Area, and provides design standards for the configuration of a building's primary entrance, the treatment of its front and side setback zones, and the type of features permitted to encroach into the required setback to ensure that development relates appropriately to appropriately form the public realm of the street.

#### B. APPLICABILITY

Private frontage includes both:

1. Portions of a property between the back-of-sidewalk line and the primary building façade along any Street.
2. All primary building facades up to the top of the first or second floor, including building entrances, located along and oriented toward streets as shown in Figure 4, Private Frontage.
3. Each proposed building shall be designed to incorporate a Private Frontage Type designed in compliance with this regulation. A property's permitted and/or required Private Frontage Types shall be limited to those specified by Transect Zone. Permitted frontage types may be combined within a single building. Private frontage regulations apply along the full length of the property frontage, even where there is no building façade. Public and institutional buildings are not required to comply with Private Frontage Type regulations.

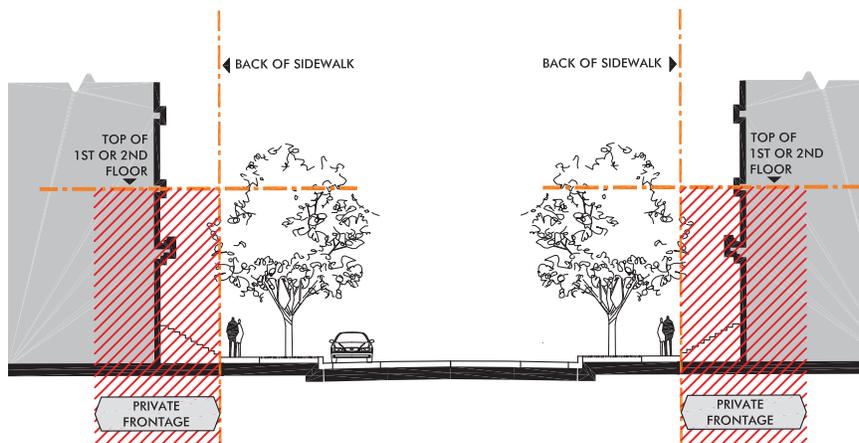


Figure 4 Private Frontage

### C. ALLOWABLE FRONTAGE TYPES BY ZONE

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

### D. ACCESS

1. The configuration of any Private Frontage Type shall not create a hallway for entry to any ground floor unit in which the sole access for that entry has a wall or railing that requires walking past one or more other entry doors.
2. Front setback areas shall provide pedestrian access connecting the public sidewalk to the front door and to any parking areas.
3. Private Frontage Types that incorporate stairs shall meet access and visibility requirements of the Americans with Disabilities Act by means of providing alternate entrance(s) with level or ramped connections to the sidewalk, or by adding an ADA-compliant ramp to the design of the required Private Frontage Type.

### E. CORNER PARCELS

1. Corner Parcels must locate an entrance(s) along Front Streets. Entrances are permitted, but not required along Secondary Streets.
2. Where a corner parcel has frontage along either Victoria Avenue or a new Main Street, Victoria Avenue or the Main Street shall be defined as the Front Street.
3. Where a new Main Street intersects Victoria Avenue, both streets shall be defined as Front Streets.
4. Along all other streets, front streets may be determined by the developer.
5. Private Frontage treatments shall apply to corner parcels as shown in Figure 5, Private Frontage – Corner Parcels

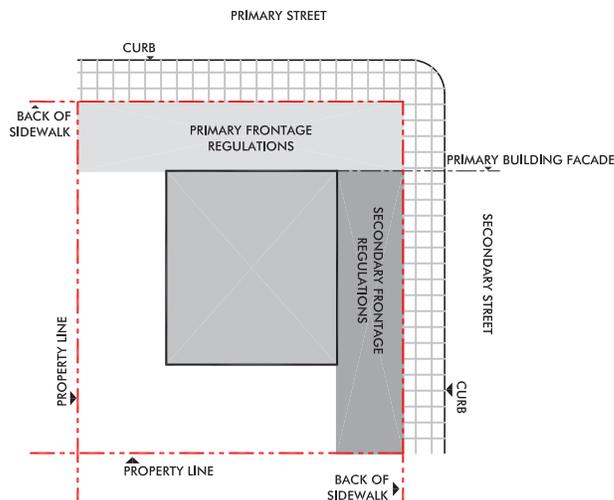


Figure 5 Private Frontage - Corner Parcels



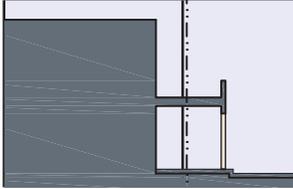
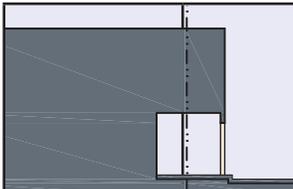
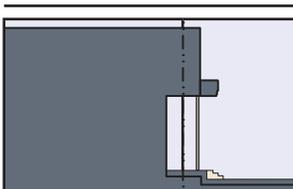
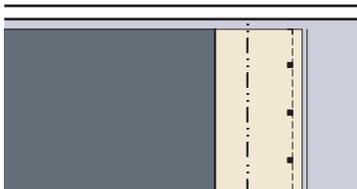
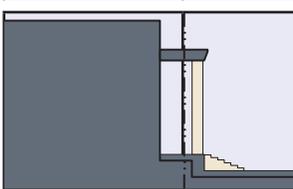
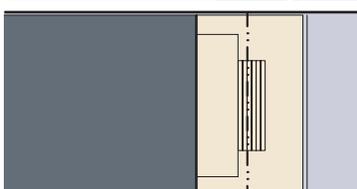
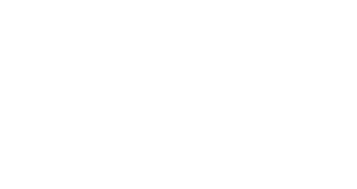
## 24V.204.020 Frontage Summary and Definitions

The character and arrangement of the private frontage is regulated by the Frontage Type Standards herein, these shall be applied to each Transect 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

	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
<p>a. <b>Common Yard:</b> 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.</p>				
<p>b. <b>Porch &amp; Fence:</b> 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. <b>Dooryard:</b> 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. <b>Stoop:</b> 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. <b>Forecourt:</b> 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. <b>Lightcourt:</b> 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. <b>Shopfront and Awning:</b> 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. (continued)**

	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
<p><b>h. Gallery:</b> 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.</p>				
<p><b>i. Arcade:</b> 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.</p>				
<p><b>j. Grand Portico:</b> A portico is a roofed entrance supported by columns appended to the primary plane of the building's front facade. A "Grand Portico" is a portico expressed at a civic scale, meant to project the image of an important community building. A Grand Portico is an appropriate frontage for civic buildings such as city halls, libraries, post offices, as well as for quasi-civic buildings such as hotels with ground level convention facilities, or movie theaters.</p>				
<p><b>k. Grand Lobby Entry:</b> A grand lobby entry is an entrance with a significant architectural expression. A grand lobby entrance should be prominent and easy to identify. This frontage type is appropriate for office and multi-family residential uses accessed from a common lobby. It is also intended for limited use in Commercial Block Buildings featuring ground level shopfronts, to provide access to lobbies serving upper level residential, office or hotel uses.</p>				

## 24V.204.030 Common Yard

### A. DESCRIPTION

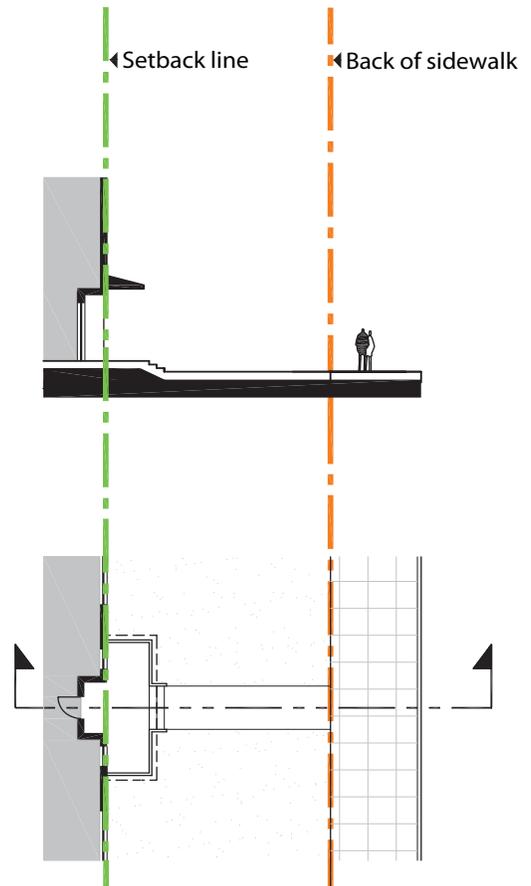
A frontage wherein the facade is set back substantially from the property line/frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

A common yard features a residence's main entrance with a deep setback, creating a gracious open space along the property frontage.

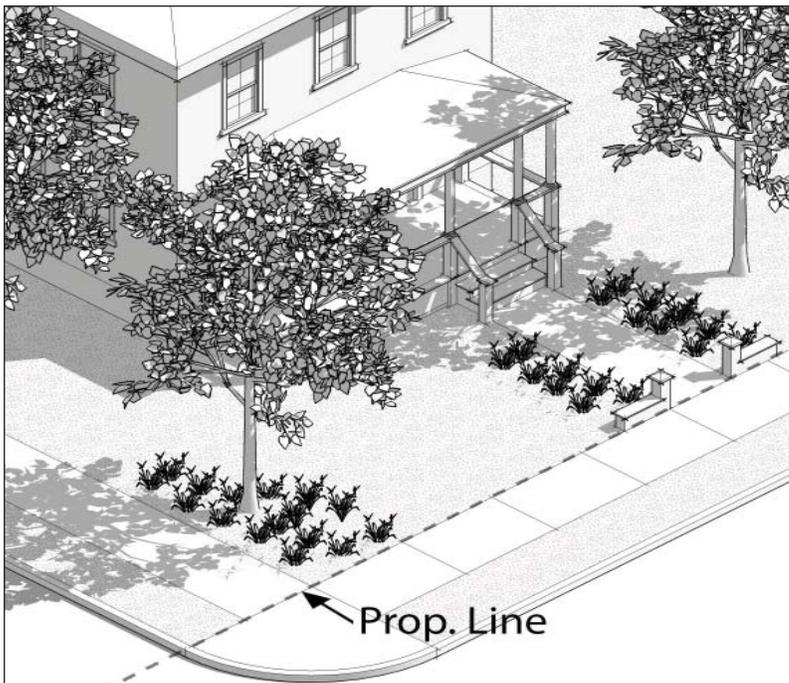
This frontage type is appropriate for residential use only.

### B. DESIGN STANDARDS

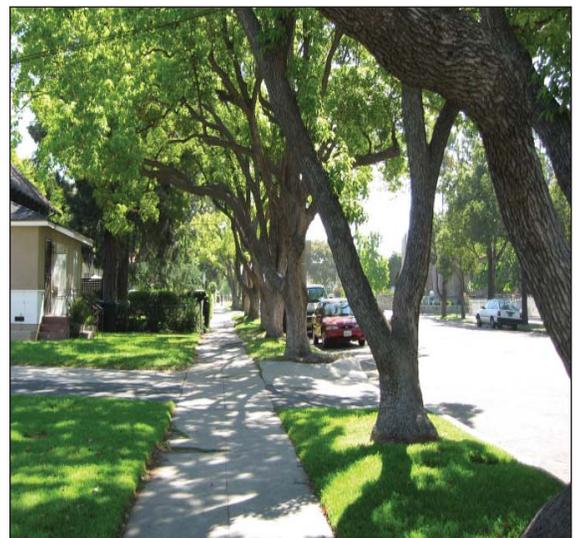
Setback areas must be landscaped.



Section Diagram



Axonometric Diagram



Illustrative Photo

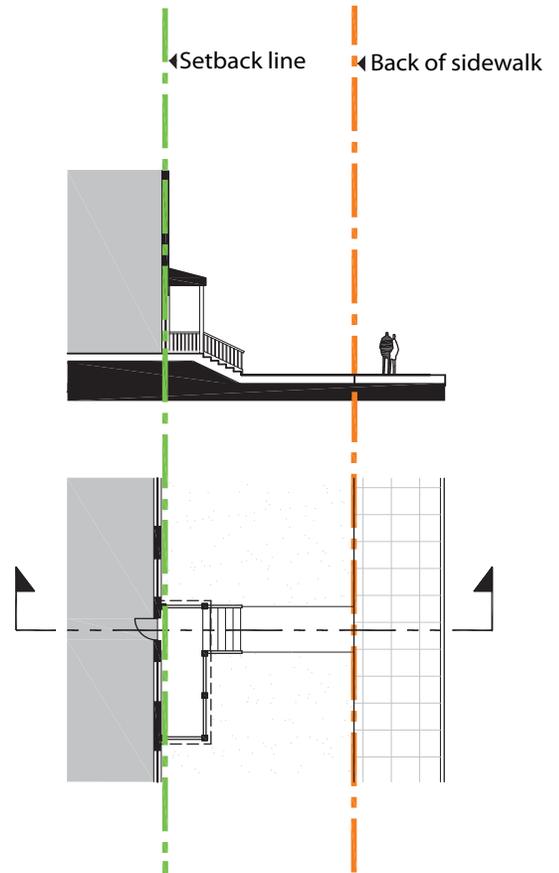
## 24V.204.040 Porch and Fence

### A. DESCRIPTION

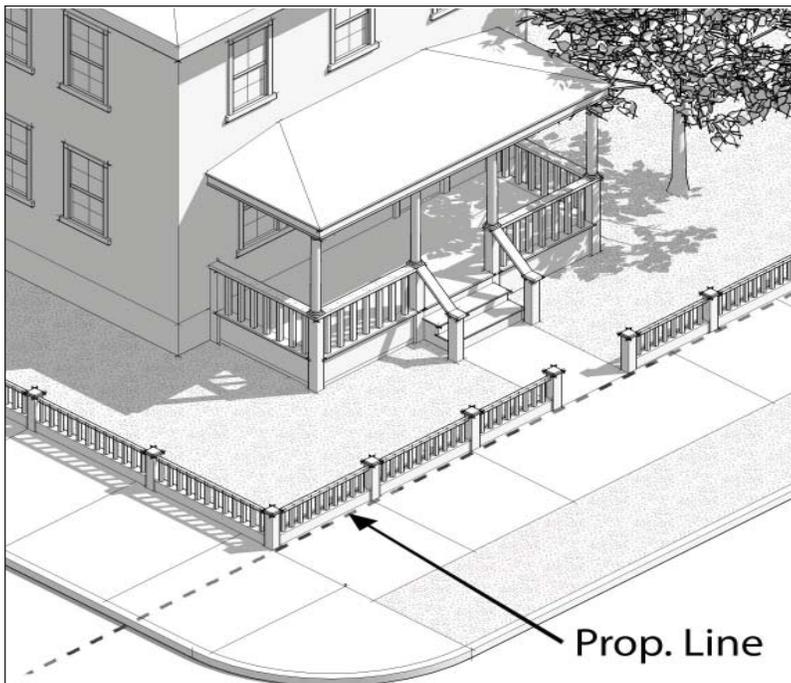
Fences are common frontages associated with single family houses, where the facade is setback from the right-of-way with a front yard. A fence or wall at the property line may be used to define the private space of the yard. An encroaching porch may also be appended to the facade. A great variety of 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 setback line: 8' max.
2. Porches shall be 8' min. deep (clear), 12' min. wide (clear) and 9' min. tall (clear).
3. Porches shall be raised 18" min. and 3' max. from the adjacent finished grade, and located at the 1st story.
4. Fences enclosing the front yard shall not exceed 4' in height as measured from the adjacent sidewalk.
5. Fences may be made of wood or wrought iron. Wood fences shall be 30% opaque minimum. Wrought iron shall be vertical, 5/8" minimum dimension, 4" - 6" spacing. Chain link fencing, barbed-wire, razor-wire, and corrugated metal fencing shall not be permitted.



Section Diagram



Axonometric Diagram



Illustrative Photo

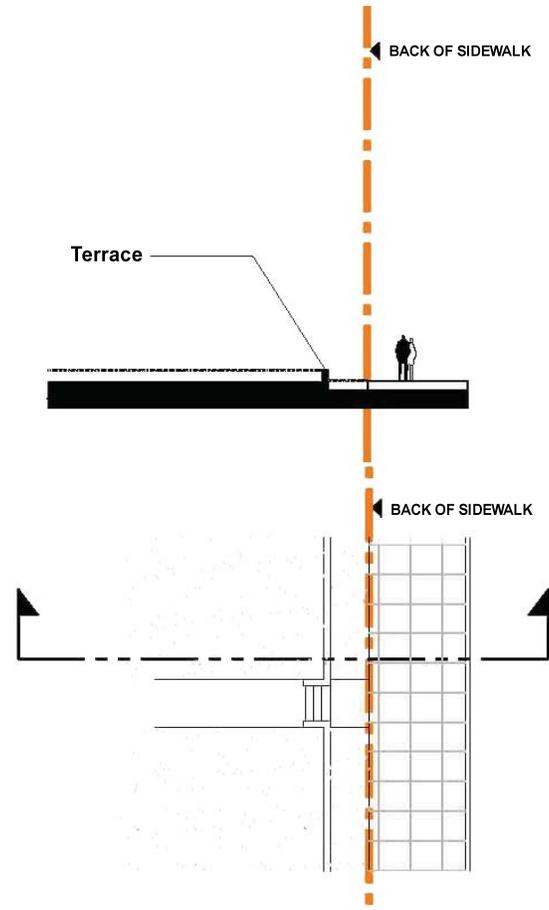
## 24V.204.050 Dooryard (a synonym of Terrace)

### A. DESCRIPTION

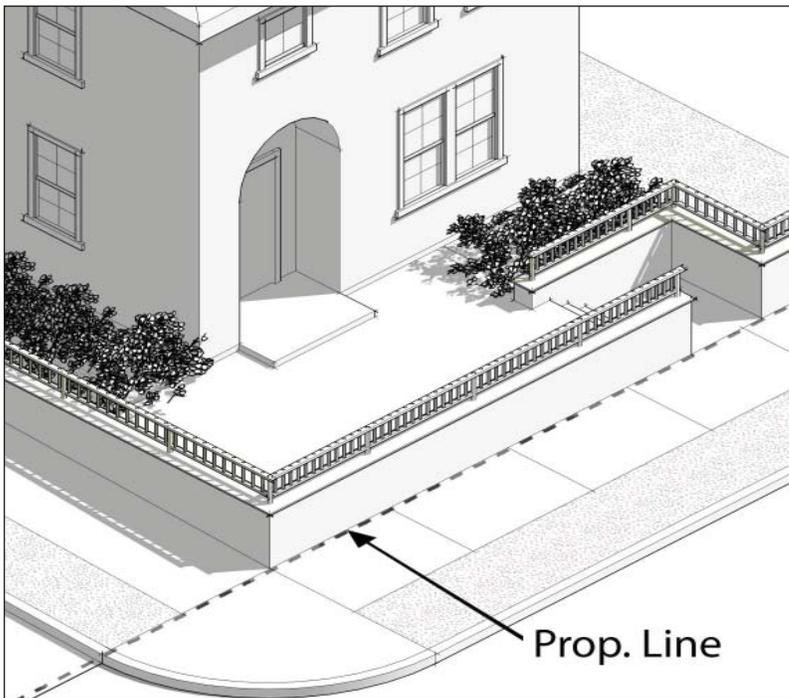
Dooryards are elevated gardens or terraces that are set back from the frontage line. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for restaurants and cafes as the eye of the sitter is level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

### B. DESIGN STANDARDS

1. Dooryards/Terraces shall be 10' minimum deep, and raised a minimum of 12" and a maximum of 5' above the finished grade.
2. A retaining wall may be built around the dooryard or terrace.
3. The retaining wall may not be higher than structurally necessary.
4. The retaining wall may be constructed of stucco, brick, or stone, alone or in combination.



Section Diagram



Axonometric Diagram



Illustrative Photo

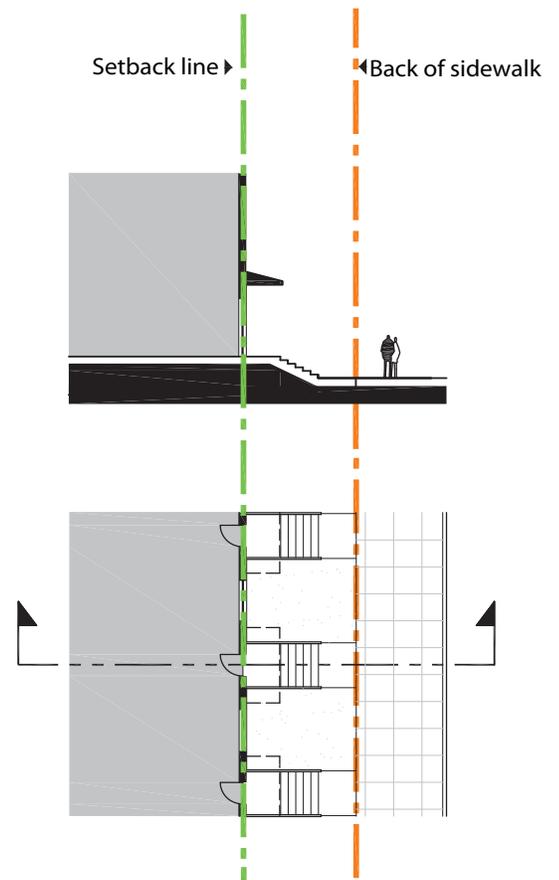
## 24V.204.060 Stoop

### A. DESCRIPTION

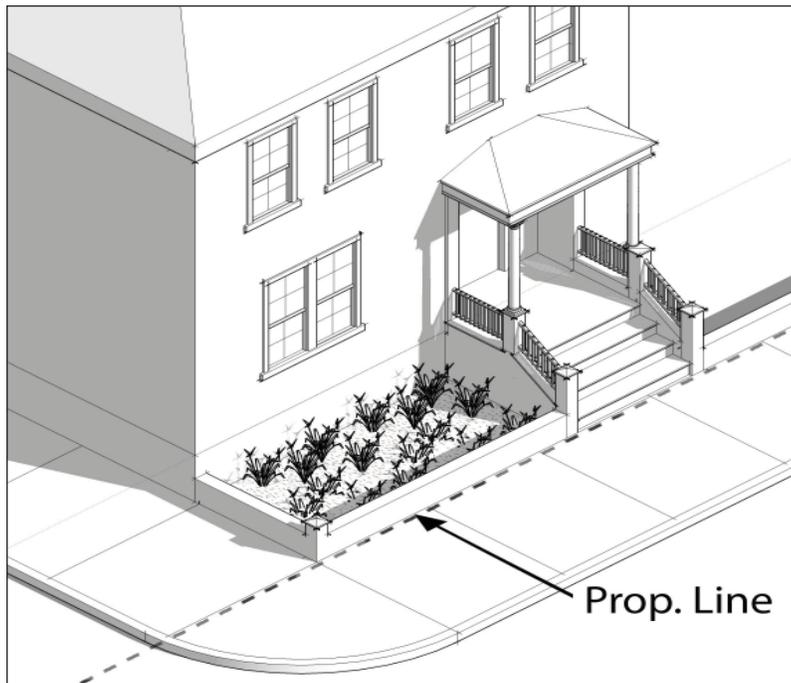
Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. The stoop is suitable for ground-floor residential use at short setbacks. A shed roof may also cover the stoop. This type may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

### B. DESIGN STANDARDS

1. Setback encroachment: 8' max.
2. Stoops shall be raised 18" min. and 36" max. from the finished grade.
3. Stoops must correspond directly with the building entry(s) and be at least 3' wide (perpendicular to or parallel with the adjacent walk).
4. Stoops shall be 6' min. and 10' max. wide.
5. There may be a low (30" or less) decorative fence along the property lines.
6. Multiple stoops may be combined to increase the scale of the entrance.
7. Setback areas must be landscaped.



Section Diagram



Axonometric Diagram



Illustrative Photo

## 24V.204.070 Forecourt

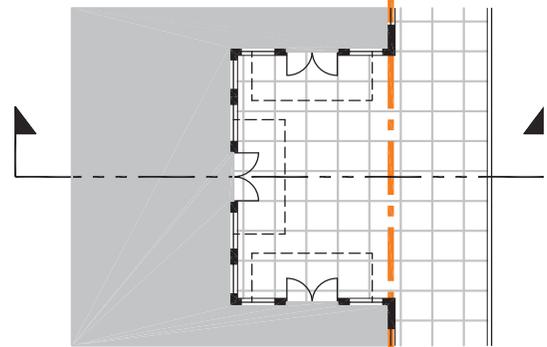
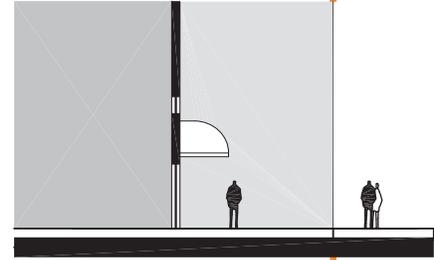
### A. DESCRIPTION

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. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court.

### 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 fence or wall at the property line, not to exceed 3½ feet, 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.
7. When used for retail, restaurant, or service uses, all three sides of the courtyard must feature shopfront entrances and display windows.

Back of sidewalk/  
Setback line



Section Diagram



Axonometric Diagram



Illustrative Photo

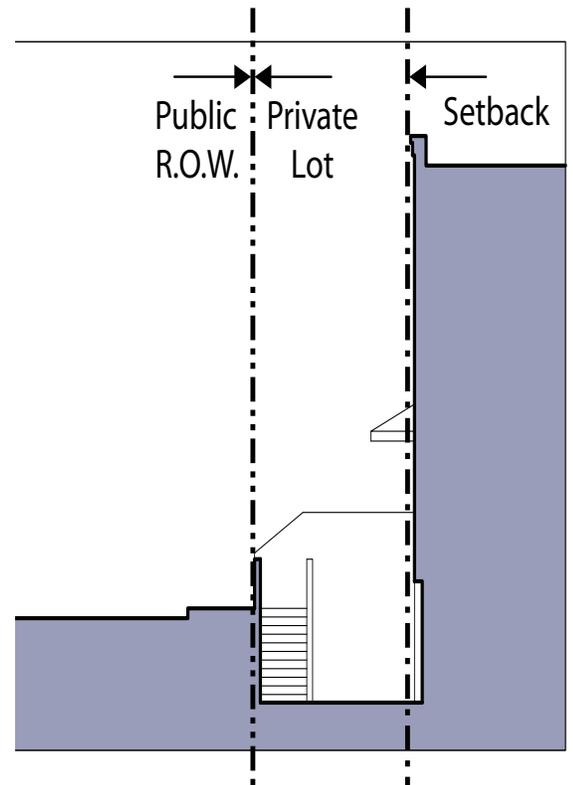
## 24V.204.080 Lightcourt

### A. DESCRIPTION

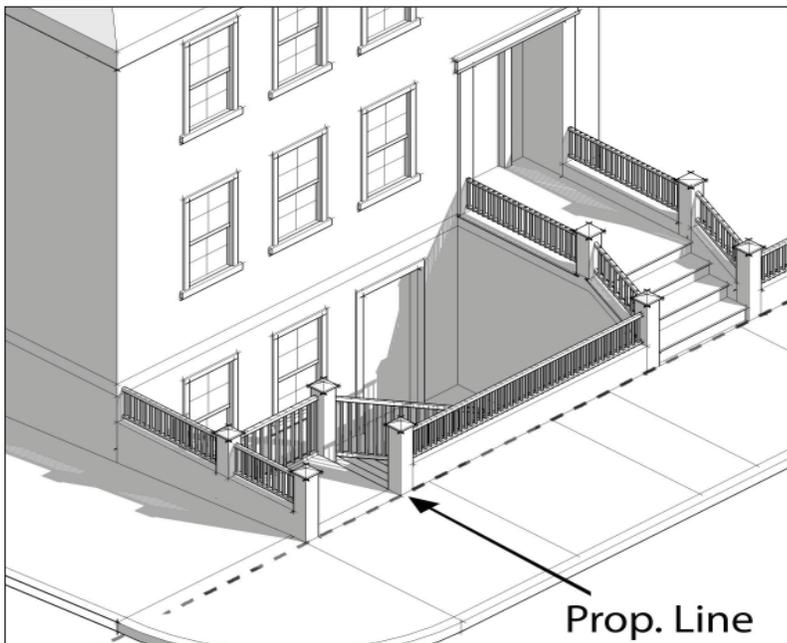
Lightcourts are frontages wherein the facade is set back from the frontage line by a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The lightcourt is suitable for conversion to outdoor cafes.

### B. DESIGN STANDARDS

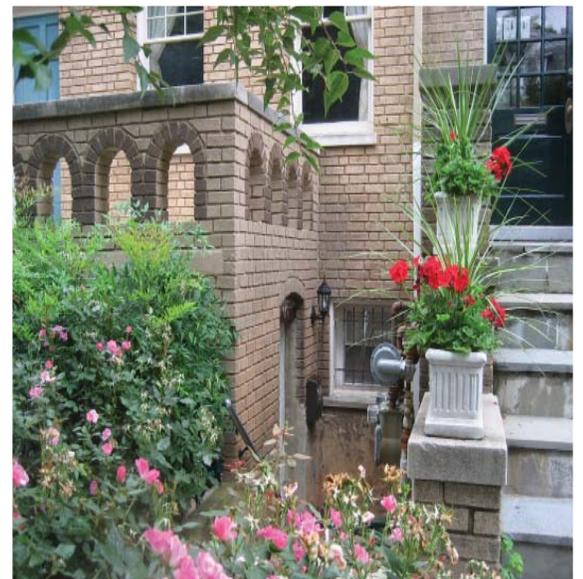
1. Basements accessed by a lightcourt shall be depressed at least 5' below, but not more than 7' below, the adjacent sidewalk.
2. Ground floors accessed by a lightcourt shall be raised at least 12" above, but no more than 5' above, the adjacent sidewalk.
3. Lightcourts must correspond directly with the building entry(s) and the stairs may be perpendicular to or parallel with the adjacent walk.
4. Lightcourts shall be at least 10' wide, clear of the stair to the raised ground floor.



Section Diagram



Axonometric Diagram



Illustrative Photo

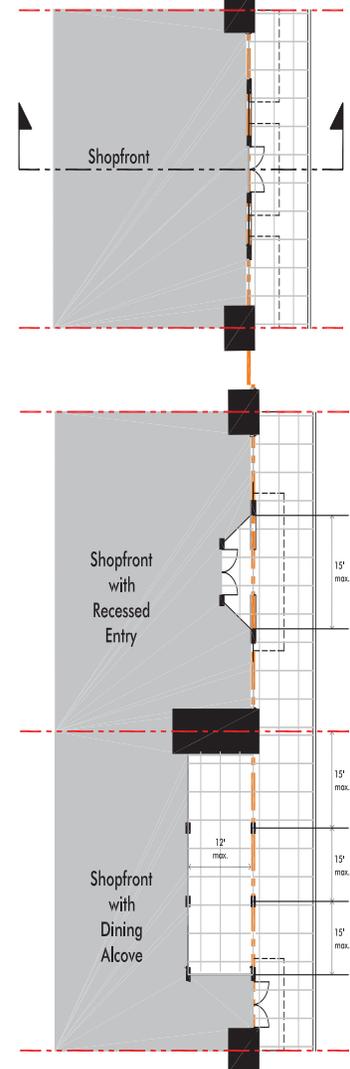
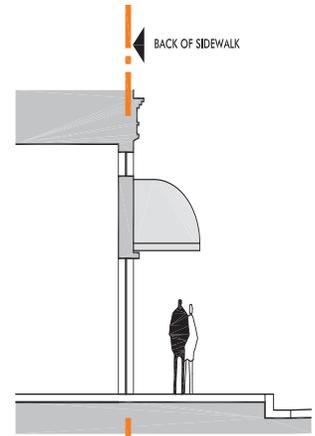
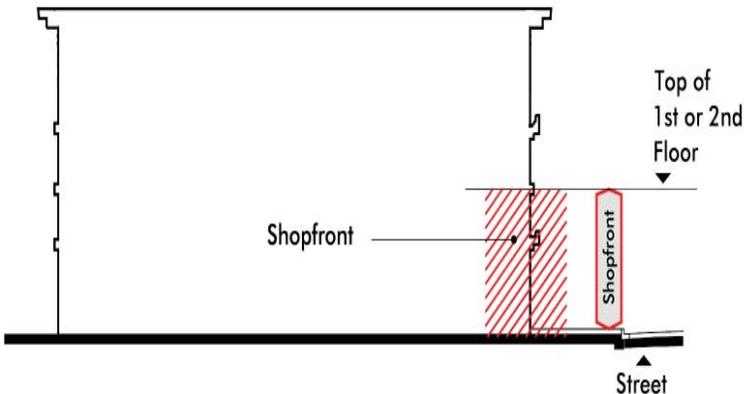
## 24V.204.090 Shopfront and Awning

### A. DESCRIPTION

Typically, the Shopfront & Awning frontage type applies to storefronts. Shopfronts are like small buildings with their own base, "roofline", and pattern of window and door openings. Shopfronts 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 shopfronts 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.

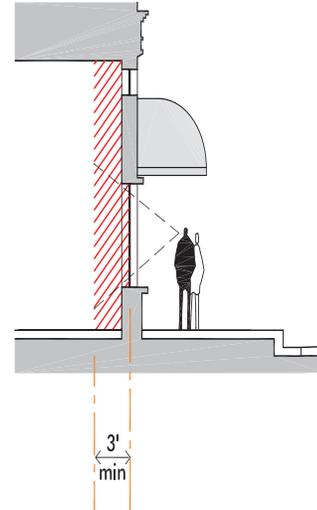
### B. DESIGN STANDARDS

1. Shopfronts shall be between 10' and 16' tall, as measured from the adjacent walk.
2. Shopfront width shall be a minimum of 10' and in the T5.3 zone, shall not exceed 50'. (See Shopfront Width Regulations chart on adjacent page). Larger retail space may be enabled by being set behind a row of smaller shopfront spaces; this technique is often referred to as "liner retail."
3. Restaurant shopfronts may set back a portion of the shopfront façade to create a colonnaded outdoor dining alcove that is a maximum of 12 feet deep provided that:
  - a. The set back portion of the façade that is oriented towards the street shall have display windows.
  - b. The alcove must also have columns along the sidewalk at a maximum spacing of 15 feet on center.
  - c. The alcove may not rely on adjacent buildings for enclosure.

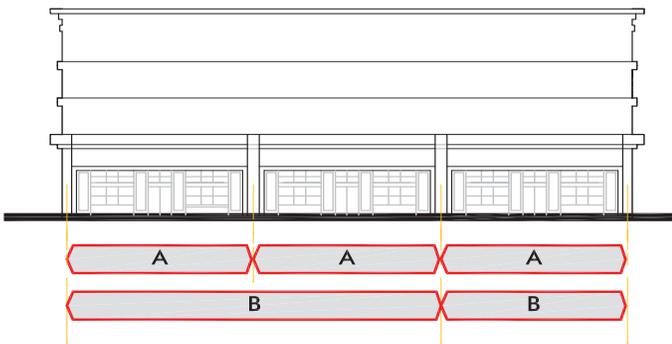


Section Diagram

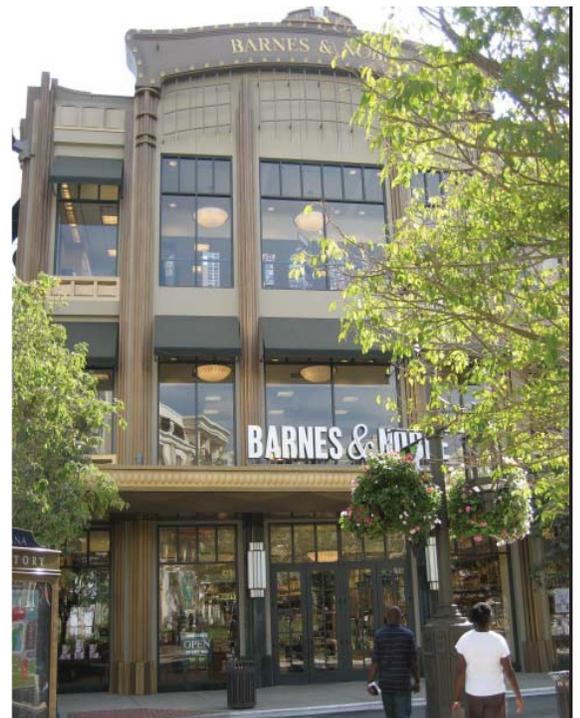
4. Each shopfront shall contain:
  - a. At least one welcoming building entrance at sidewalk grade. Recessed entrances are permitted with a maximum width of 15 feet.
  - b. Clear-glass display windows framed within storefront pilasters and base.
  - c. A minimum 3 foot zone behind the window glazing that provides an unobstructed view of the establishment's goods and services.
5. Shopfront composition should include projecting signs, as well as window signs and awning signs. Awnings, signs, and related fixtures shall be located 8 feet min. above the adjacent sidewalk. Awnings shall only cover storefronts and openings so as to not cover the entire façade.
6. Shopfront and awning design should vary from shopfront to shopfront.
7. Sideyard setbacks and space between buildings within the T5.3 Transect Zone may be utilized as extensions of shopfront activities including for location of outdoor displays of goods and for outdoor dining.
8. See Section 24V.207, Standard Design Guidelines, for recommended treatments.



Unobstructed View Required



SHOPFRONT WIDTH REGULATIONS		
Transect Zones	T5.3 & Shopfront Overlay	T4.5, T4.8, T4.9
<b>A - Shopfront Width</b>		
	50' max. (longer than 50' is conditional for Anchor Retail only)	N/A
<b>B - Tenant Width</b>		
Note: There is no tenant depth requirement.	50' max. (longer than 50' is conditional for Anchor Retail only)	N/A



Illustrative Photo

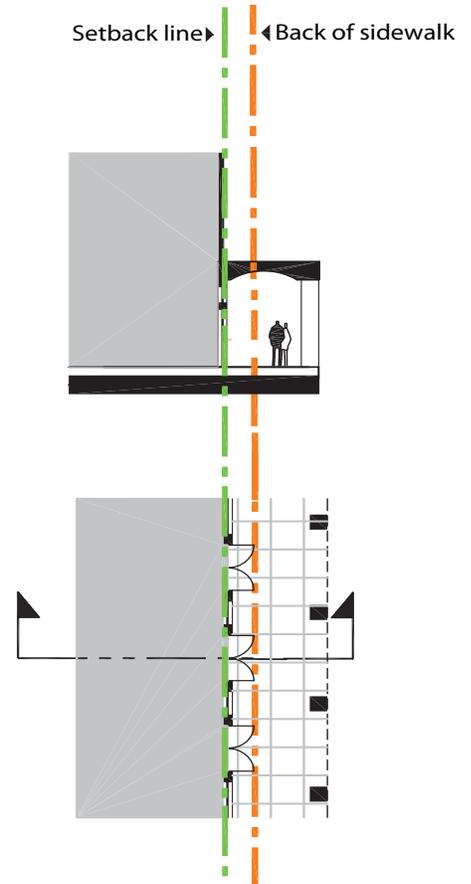
## 24V.204.100 Gallery

### A. DESCRIPTION

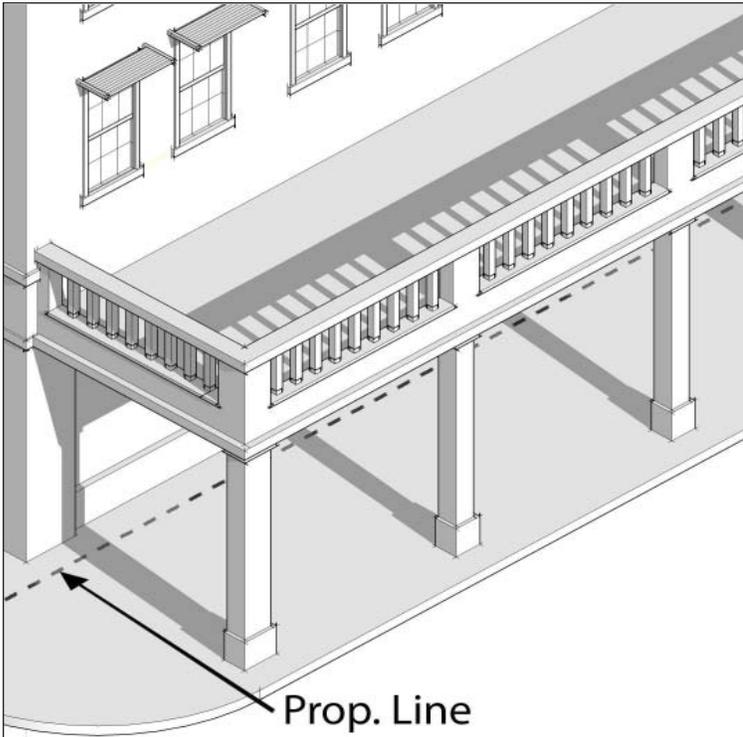
A gallery is an attached, cantilevered shed or a lightweight columnaded space overlapping the sidewalk resulting in a covered sidewalk space. This frontage type requires the ground floor to be constructed at or close to sidewalk grade, and is not appropriate for buildings with ground-level residential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

### B. DESIGN STANDARDS

1. Minimum gallery width is 12 feet, with 2' max. between curb face and gallery eave.
2. Maximum column spacing along the street is 15 feet.
3. Setback areas must be treated as an extension of the sidewalk space.
4. Ceiling beams and light fixtures that are located within the column spacing geometry greatly enhance the quality of the space and are recommended.
5. Galleries shall be no less than 10' wide clear in all directions
6. Along primary frontages, the gallery shall correspond to storefront openings.
7. Primary frontage storefront openings shall be at least 65% of the first floor wall area and not have opaque or reflective glazing.
8. Galleries generally extend along the entire width of a lot.
9. Placement: 1st and 2nd stories.



Section Diagram



Axonometric Diagram



Illustrative Photo

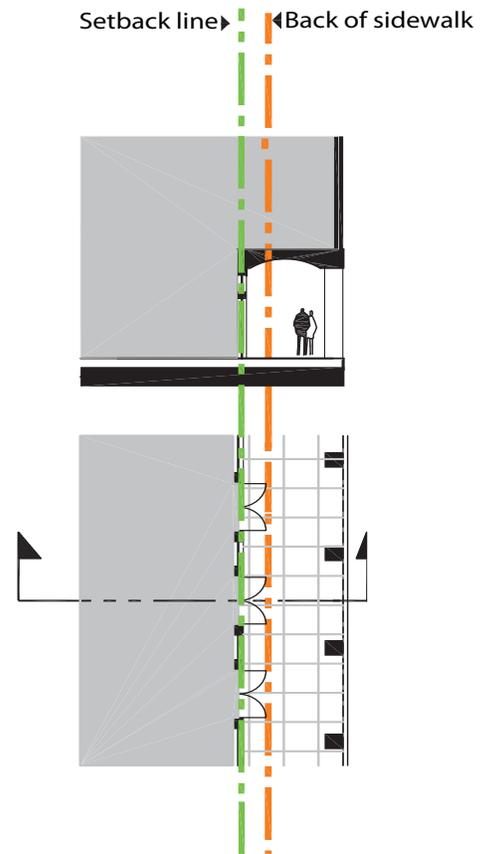
## 24V.204.110 Arcade

### A. DESCRIPTION

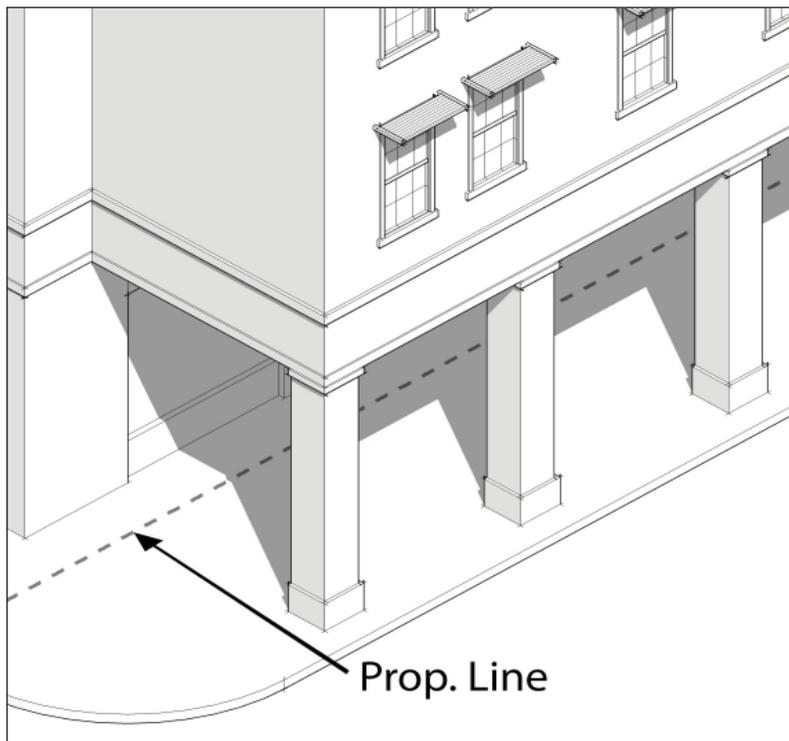
Arcades are facades with an attached colonnade that is covered by upper stories.

### B. DESIGN STANDARDS

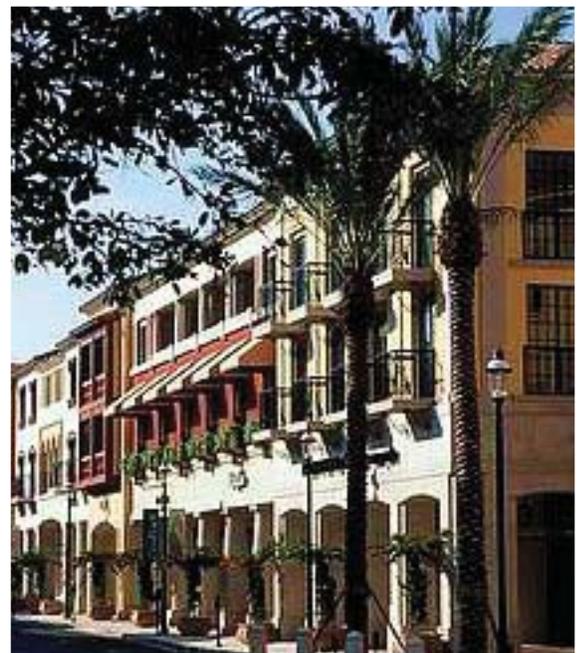
1. Arcades shall be no less than 10' wide clear in all directions.
2. Along primary frontages, the arcade shall correspond to storefront openings.
3. Primary frontage storefront openings shall be at least 65% of the first floor wall area and not have opaque or reflective glazing.
4. Arcades generally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



Section Diagram



Axonometric Diagram



Illustrative Photo

## 24V.204.120 Grand Portico

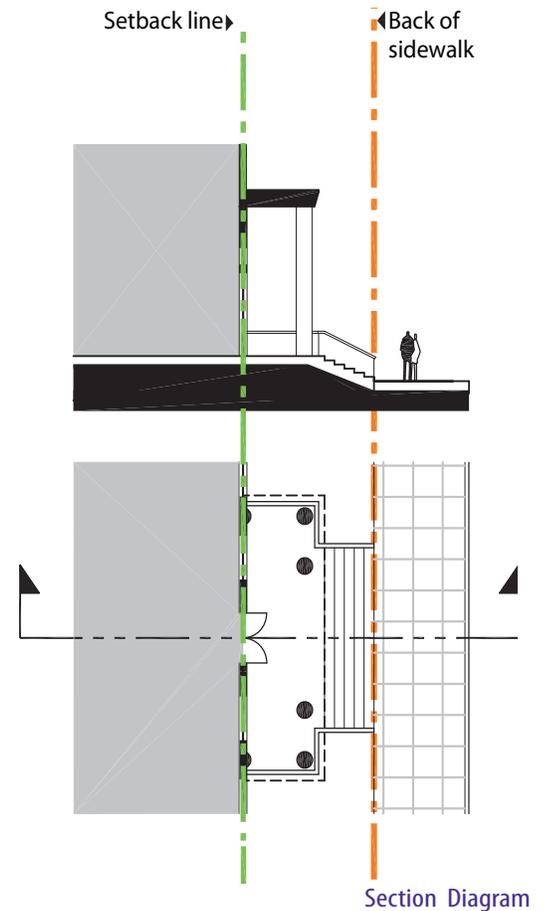
### A. DESCRIPTION

A portico is a roofed entrance supported by columns appended to the primary plane of the building's front façade.

A "Grand Portico" is a portico expressed at a civic scale, meant to project the image of an important community building. A "grand stair" makes an excellent appendage to a grand portico frontage. A Grand Portico is an appropriate frontage for civic buildings such as city halls, libraries, post offices, as well as for quasi-civic buildings such as hotels with ground level convention facilities, or movie theaters. This frontage type is not typically appropriate for residential buildings.

### B. DESIGN STANDARDS

1. The portico may encroach into the front setback area. Setback areas must be landscaped for noncommercial buildings and may be paved for commercial buildings.
2. Maximum setback requirements per the applicable zone district do not apply.



Illustrative Photo



Illustrative Photo

## 24V.204.130 Grand Lobby Entry

### A. DESCRIPTION

A grand lobby entry is an entrance with a significant architectural expression. A grand lobby entrance should be prominent and easy to identify.

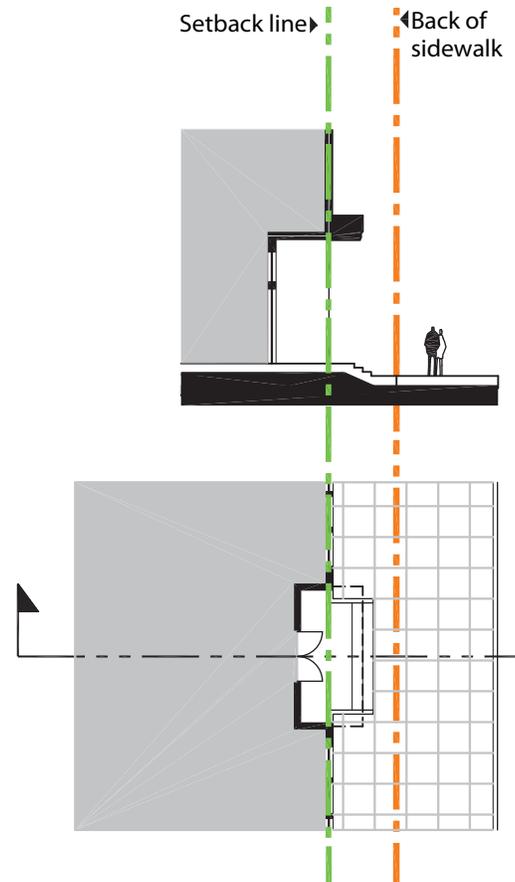
This frontage type is appropriate for office and multi-family residential uses accessed from a common lobby.

It is also intended for limited use in Commercial Block Buildings featuring ground level shopfronts, to provide access to lobbies serving upper level residential, office or hotel uses.

When used in this way, the setback area treatment is determined by the development's primary frontage type.

### B. DESIGN STANDARDS

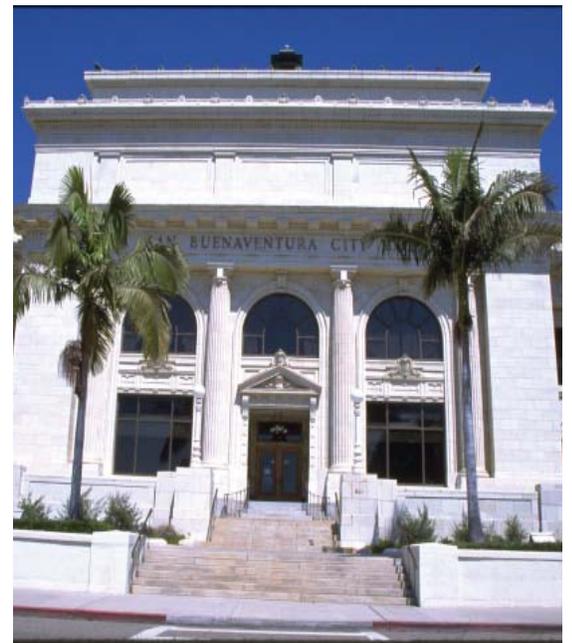
1. Entrances may be inset slightly from the primary building wall and are typically raised above the sidewalk.
2. Setback areas may be landscaped, paved, or be a combination of landscaping and paving.
3. Maximum setback requirements per the applicable zone district do not apply.



Section Diagram



Illustrative Photo



Illustrative Photo



# 24V.206

## BUILDING TYPE STANDARDS

### 24V.206.010 Purpose and Applicability

#### A. PURPOSE

This section identifies the Building Types allowed within the Victoria Avenue Corridor Area and provides design standards for each type to ensure that new development is consistent with the City's goals for building form, character, and quality.

#### B. APPLICABILITY

1. 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.
2. A building type is a typical configuration of a building's plan layout for intended use(s) and its resulting three-dimensional building mass.
3. A building type is "typical" in that its architectural style, architectural elements, and building massing issues are similar for those of its kind. Some building types are specialized for a particular use and site configuration, while others can accommodate different uses or are readily modified for other uses.
4. Each building type has an accompanying illustration that is provided as a visual aid and does not represent a specific required design or configuration. It diagrammatically indicates the type's basic massing configuration and its relationship to front, side and back site orientations.
5. A property's permitted Building Types shall be limited to those types specified by each Transect Zone's Urban Standards.

#### C. LOT WIDTH

1. Lot width is defined as the length of a lot or nominal lot's frontage line.
2. The permitted range of lot widths for each building type shall be limited as specified by each Transect Zone's Urban Standards.
3. Each lot or nominal lot shall be limited to 1 primary building.
4. Development increments that include multiple buildings shall include a lot or nominal lot for each building.
5. The lot width of each lot or nominal lot shall be within the range permitted by Transect Zone.

#### **D. PEDESTRIAN ACCESS**

The relatively large Victoria Corridor blocks and resulting deep lots often accommodate buildings within the block that do not have direct frontage on any of the block-bounding streets.

Pedestrian Access regulations ensure 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.

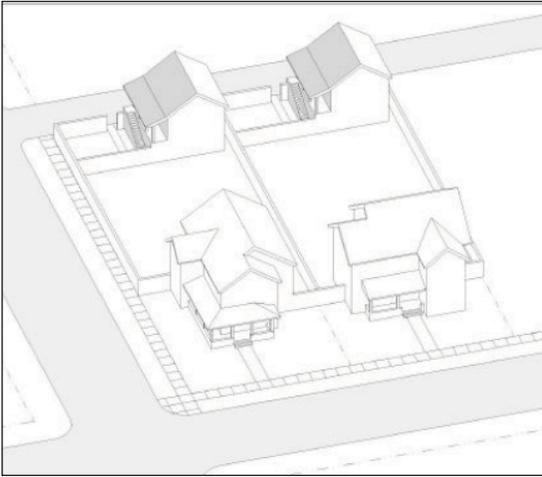
1. The public realm shall extend into the block in the form of new streets, paseos and/or interconnected courtyards that provide direct access to a public street.
2. Paseos and courtyards are limited to pedestrian traffic.
3. In no case may a vehicular driveway be the sole means of access to a dwelling or multi family building.
4. Permitted building types shall be arranged around and take their primary access from this semipublic extension of the public realm.
5. Semi-public paseos and courtyards that serve as an extension of the public realm shall have the following minimum dimensions:
  - a. Paseos shall be a minimum of 15 feet wide between primary building walls. Architectural encroachments are not permitted.
  - b. Courtyards shall be at minimum 30 feet wide. Architectural encroachments are permitted as per the Zones & Development Standards.

#### **E. ORIENTATION**

1. Street facing facades and all facades containing main entrances shall be designed as front facades.
2. Dwellings shall be designed so that living areas, rather than sleeping areas and service rooms, shall be oriented toward courtyards and fronting street(s) to the degree possible. Service rooms shall be oriented to side yards and service yards to the degree possible.
3. The orientation of primary roof ridges of a new building should align with those of existing homes on the facing and same-side block (i.e. parallel or perpendicular to the street) if one direction is predominant for more than 3/4 of existing buildings.
4. Side yard windows and doors should be located, sized, and otherwise configured to avoid privacy conflicts with neighboring buildings.
5. On corner lots, unit entrances to dwellings should be provided on both street frontages where possible.
6. Windows and doors should be located, sized, and otherwise configured to avoid privacy conflicts with neighboring dwellings and buildings.



## 24V.206.020 Carriage House and Second Unit



Building Type Diagram



Illustrative Photo

### A. DESCRIPTION

This building type consists of a dwelling unit stacked above or attached at grade to a garage, located on an alleyway at the rear of a lot that includes a main residence building that is one of the following Building Types: Rowhouse, Duplex, Triplex, Quadplex, Single Family Detached – Front Yard, or Single Family Detached – Side Yard.

Carriage Houses typically abut an alleyway at the rear of a lot that also includes a Front Yard or Side Yard 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. Carriage homes shall be designed as flats located above or attached at grade to garages.

### B. ACCESS

1. Entrance stairs shall be located on the side or rear yard of the building.
2. The main entrance to the dwelling unit shall be accessed from the side yard setback, side street setback, or rear yard setback.
3. Where an alley is present, parking and services shall be accessed through the alley. [E]

### 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]

### 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 24V.200.040, 24V.200.050)
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'.



Illustrative Photo

#### **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.

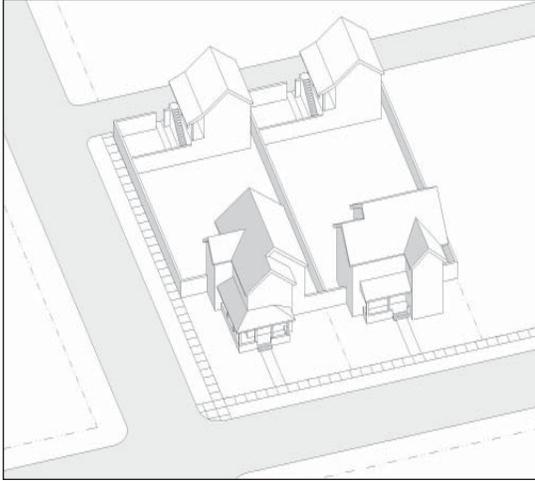


Illustrative Photo

#### **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.

## 24V.206.030 Front Yard House



Building Type Diagram



Illustrative Photo

### A. DESCRIPTION

A detached building designed as a single dwelling unit that may be located upon a qualifying lot in the T4.5 zone. A Front Yard House may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24V.200.040 and 24V.200.050) A Front Yard House is accessed from the sidewalk adjacent to the front street. 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]

### 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.
3. Parking facing a side street 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.
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. 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]



Illustrative Photo

#### 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).
2. Side yard trees may be placed to protect the privacy of neighbors.
3. At least one large tree is encouraged for planting within each rear yard for shade and privacy.

#### F. FRONTAGE

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

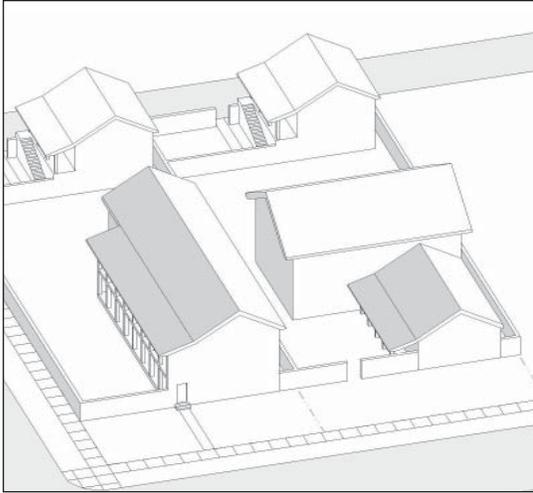


Illustrative Photo

#### 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]

## 24V.206.040 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 T4.5 zone. A Side Yard House may be used for non-residential purposes where allowed under Allowed Land Uses of the applicable zone. (Section 24V.200.040 and 24V.200.050) A Side Yard House is flanked by a side yard of a width comparable to the street maximum setback 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 maximum setback 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]



Illustrative Photo

### 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.
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. One side yard shall provide usable, outdoor space 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 area of each lot and of a regular geometry (e.g., rectangular). [E]
2. On a corner lot, the side yard required by D.1 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]



Illustrative Photo

### E. LANDSCAPE

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

### F. FRONTAGE

1. This building type shall provide a permitted frontage type 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. [DR]
4. Because a frontage type is not mandatory at the front street, special care should be taken to ensure that the composition of fenestration and other architectural details are scaled to the public rooms of the house.

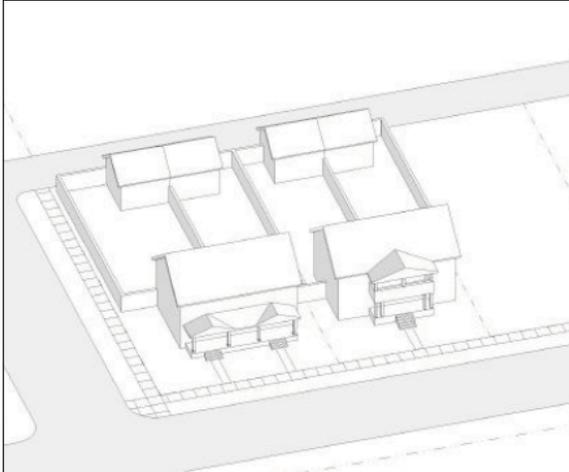


Illustrative Photo

### 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. Architectural elements such as bay windows, projecting rooms or covered balconies may be provided in lieu of one plane break. [DR]

## 24V.206.050 Duplex, Triplex, Quadplex



Building Type Diagram



Illustrative Photo - Duplex

### A. DESCRIPTION

A building containing two, three, or four dwelling units that may be located upon a qualifying lot in the T4.5 zone. 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 24V.200.040 and 24V.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 stairway, 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]

### 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 should be located on the alley.
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. 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]
2. 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]
3. Dwellings accessed at the first floor should provide outdoor space at-grade that is enclosed by landscaping or a wall.



Illustrative Photo - Triplex



Illustrative Photo - Quadplex

### 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).
2. Trees may be placed in side yards to protect the privacy of neighbors.
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]

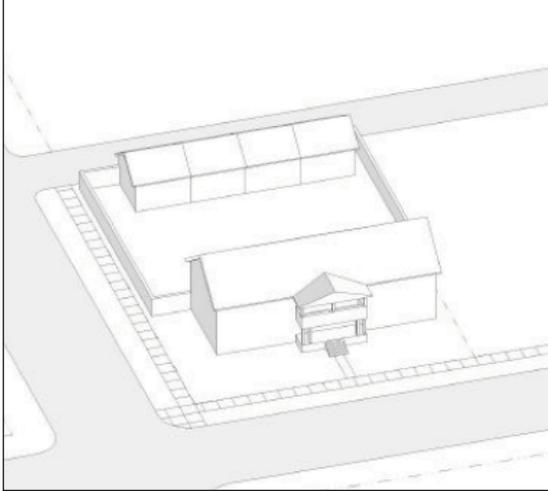
### F. FRONTAGE

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

### 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. 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.

## 24V.206.060 Villa



Building Type Diagram



Illustrative Photo

### A. DESCRIPTION

A large house containing anywhere from two to eight dwelling units. Each dwelling unit is individually accessed from a central lobby, which in turn is accessed directly from the street. A Villa may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24V.200.040 and 24V.200.050) The following text provides performance standards for Villas.

### B. ACCESS

1. Access to the building shall occur directly from and face the street. Said access shall be a single point leading to a central lobby which provides access to the individual dwellings without use of a corridor. Second floor dwellings shall be accessed by a stair located in the lobby and, again, without use of a corridor. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. 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]
4. 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]
5. Subterranean parking entrances should be located as close as possible to the side or rear of each lot.

### C. PARKING AND SERVICES

1. 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. 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 should be located on the alley.
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. Rear yards shall contain a usable, outdoor space 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]
2. Dwelling units accessed above the first floor may provide usable, outdoor space in balconies or loggias with a minimum dimension of 7'.
3. Dwelling units accessed at the first floor may provide usable, outdoor space, exclusive of the common yard area required above.



Illustrative Photo

### E. LANDSCAPE

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. [DR]
2. 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).
3. Trees may be placed in side yards to protect the privacy of neighbors.
4. At least one large tree should be provided in each rear yard for shade and privacy.
5. 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.

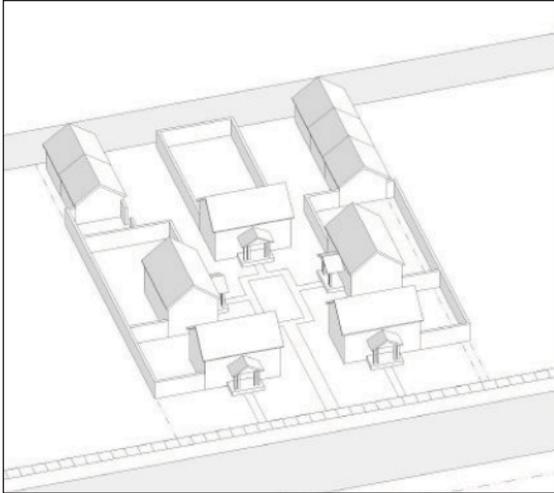


Illustrative Photo

### 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.

## 24V.206.070 Bungalow Court



Building Type Diagram



Illustrative Photo

### 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. A Bungalow Court may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24V.200.040 and 24V.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]

### 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 should be located on the alley.
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. Dwelling entrances shall face a courtyard that comprises at least 15% of the lot area and of a regular geometry (e.g., rectangular). [E]
2. 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]
3. Required outdoor space shall be enclosed by a fence, wall or hedge. [DR]



Illustrative Photo

### C. LANDSCAPE

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. [DR]
2. 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).
3. Trees may be placed in side yards to protect the privacy of neighbors.
4. 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.

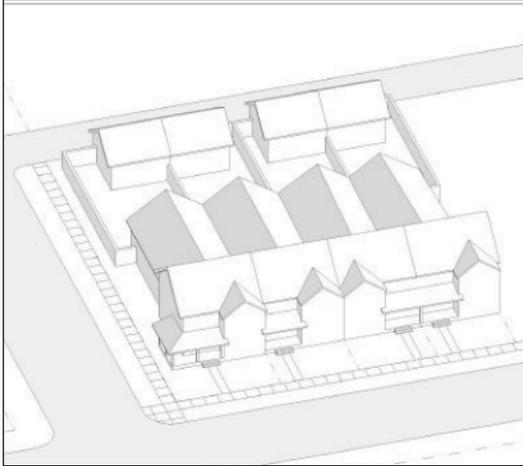


Illustrative Photo

### 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.

## 24V.206.080 Rowhouse



Building Type Diagram

### A. DESCRIPTION

Two or more detached two or three-story dwellings. A Rowhouse may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24V.200.040 and 24V.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]



Illustrative Photo

### 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 should be located on the alley.

### D. OPEN SPACE

1. 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

#### E. LANDSCAPE

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. [DR]
2. 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).
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. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

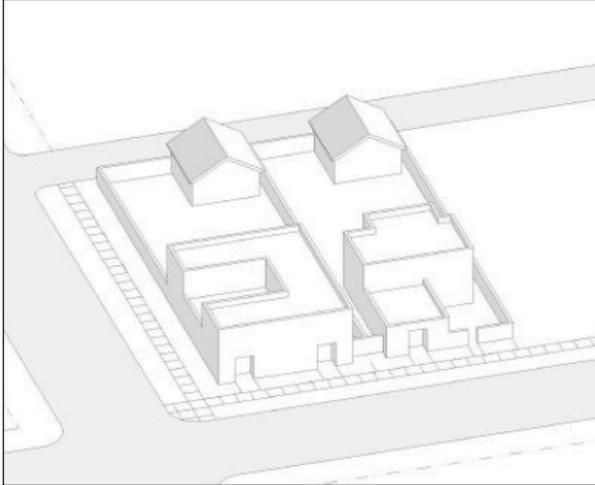


Illustrative Photo

#### 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 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 that is accessed from and faces the street. [DR]

## 24V.206.090 Live-Work



Building Type Diagram



Illustrative Photo

### 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 24V.200.040 and 24V.200.050) 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 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 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]

### D. OPEN SPACE

1. 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]



Illustrative Photo

### 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]

### 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.

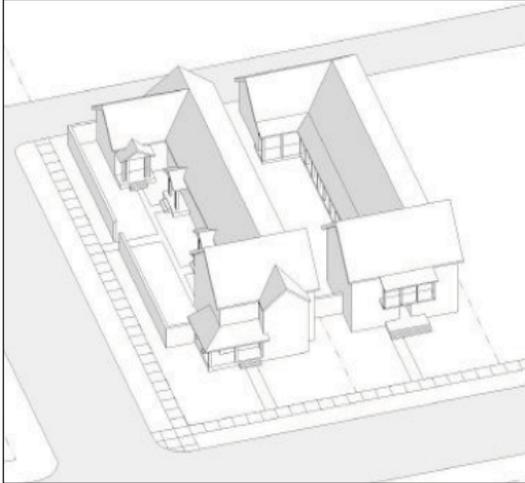


Illustrative Graphic

### 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]

## 24V.206.100 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. 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 24V.200.040 and 24V.200.050) A Side Court Building is flanked by a side yard or court of a width comparable to the street maximum setback 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 maximum setback 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]



Illustrative Photo

### 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 stalls(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged.
3. Where an alley is present, services, above ground equipment, and trash container areas should be located on the alley.
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.



Illustrative Photo

#### D. OPEN SPACE

1. Dwellings shall face an active side yard with a minimum dimension of 20'. [E]
2. Major ground floor rooms shall be open to the active side yard with large windows and, where possible, doors. [DR]
3. 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]
4. Rear yards are not required for this type, as the private, useable 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. [DR]
2. 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).
3. Trees may be placed in side yards to protect the privacy of neighbors.
4. 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]



Illustrative Photo

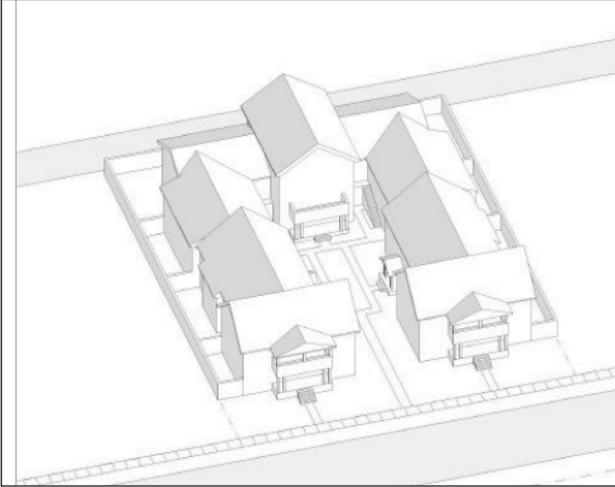
#### F. FRONTAGE

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.

## 24V.206.110 Courtyard Housing



Building Type Diagram

### A. DESCRIPTION

A group of dwelling units arranged to share one or more common courtyards upon a qualifying lot. 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 24V.200.040 and 24V.200.050) The following text provides performance standards for Courtyard Housing.

### B. ACCESS

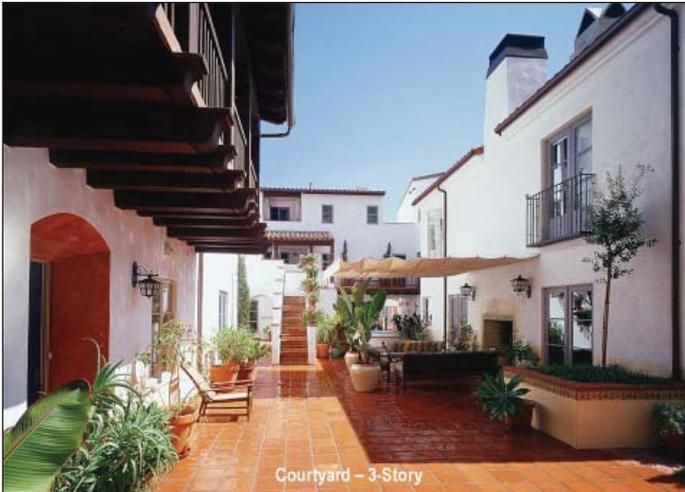
1. The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street. [E]
2. Access to no more than three second story dwellings shall be through an open or roofed (but not enclosed) stair. [W]
3. Except for dwellings occurring at the fourth story, elevator 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. [E]
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.
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 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.
3. Where an alley is present, services, above ground equipment, and trash container areas should be located on the alley.
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.

### D. OPEN SPACE

1. Minimum courtyard dimensions shall be 30'x30'. [W]
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. Private patios may be provided in side and rear yards and in courtyards.
4. Courtyards shall be connected to the public way and/or to each other by zaguans, or paseos. [E]
5. Zaguans shall be a minimum of 10' wide. [W]
6. Paseos shall be a minimum of 15' wide. [W]



Illustrative Photo

### E. LANDSCAPE

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. [DR]
2. 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).
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]
4. Trees may be placed in side yards to protect the privacy of neighbors.
5. At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale. [DR]
6. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping.

### F. FRONTAGE

7. 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]
8. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]
9. 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]
10. Dooryards that face and/or encroach into a courtyard shall be a minimum of 10' wide. [W]

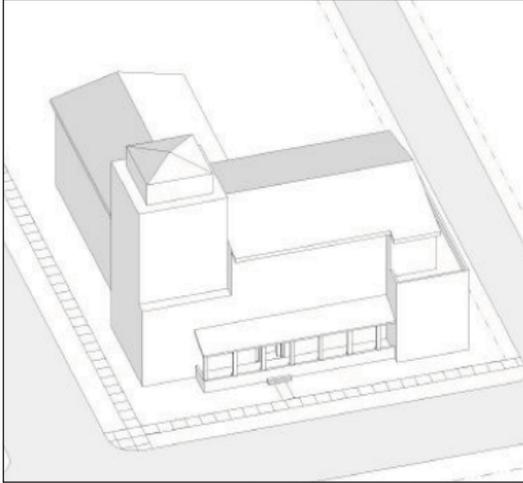


Illustrative Photo

### 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.
2. Dwellings may be as repetitive or unique as deemed by individual designs.
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 regulations is to provide for Courtyard Housing buildings with varying heights. Suggested height ratios are as follows:
  6. 2.0 stories: 80% 2 stories, 20% 1 stories
  7. 2.5 stories: 60% 2 stories, 40% 3 stories
    - a. 3.0 stories: 35% 2 stories, 50% 3 stories, 15% 4 stories
    - b. 3.5 stories: 15% 2 stories, 60% 3 stories, 25% 4 stories
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.

## 24V.206.120 Stacked Dwelling



Building Type Diagram



Illustrative Photo

### A. DESCRIPTION

A residential building comprised of flats and/or other residential units that does not meet the requirements of any other building type herein. Stacked Dwelling buildings may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24V.200.040 and 24V.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 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 single or double-loaded corridor. [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 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.

### 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.
3. Where an alley is present, services, above ground equipment, and trash container areas should be located on the alley.
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.



Illustrative Photo

#### D. OPEN SPACE

1. 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]
2. Minimum courtyard dimensions shall be 30'x30'. [W]
3. Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]
4. Private patios may be provided in side and rear yards.

#### 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]
2. Trees may be placed in side yards to create a particular sense of place.
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]

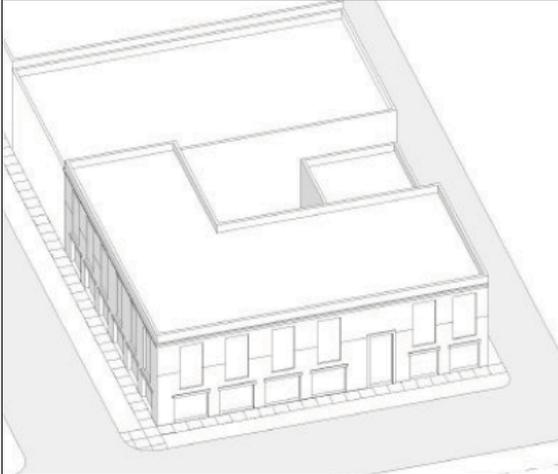


Illustrative Photo

#### 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.
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.

## 24V.206.130 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.

### 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 single or double-loaded corridor. [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:
9. The open corridor length does not exceed 40'. [W]
10. 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.
3. Where an alley is present, services, above ground equipment, and trash container areas should 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]
6. Utility, Trash, Recycling, Food Waste and Service Equipment, including satellite receiving dishes, transformers, and backflow devices, shall be located away from streets and enclosed or screened from view by landscaping, fencing or other architectural means. [DR]
7. Trash facilities and recycling containers must always be within structural enclosures and covered as specified in the City of Ventura Public Works "Trash/Recycling Enclosure Guidelines." [DR]
8. Rooftop equipment must be set back a minimum of 10 feet from building walls, screened on all sides, and integrated into the overall building design. [DR]
9. Trash/recycling enclosures and other facilities serviced by trucks should be strategically placed to minimize blockage of street traffic during servicing.



Illustrative Photo

#### D. OPEN SPACE

1. Courtyards may be located on the ground or on a podium. Side yards may also be provided for outdoor patios connected to ground floor commercial uses.
2. Courtyards, if provided, shall have a minimum dimension of 30'x30' and shall not be of a proportion of less than 1:1 between their width and length. [W]
3. Private patios may be provided in side and rear yards.

#### E. LANDSCAPE

1. No private landscaping is required in front of the building.
2. Trees may be placed in side yards to create a particular sense of place.
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 should be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping.

#### F. FRONTAGE



Illustrative Photo

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.
3. Buildings may be composed of one dominant volume, and may be flanked by secondary ones.
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.
  - b. 2.0 stories: 85% 2 stories, 15% 3 stories.
  - c. 3.0 stories: 85% 3 stories, 15% 4 stories.
  - d. 4.0 stories: 75% 4 stories, 25% 5 stories.
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]



# 24V.207

## STANDARD DESIGN GUIDELINES

### 24V.207.010 PURPOSE

These Standard Design Guidelines intend to ensure new development embody architectural characteristics that maintain desired human scale, rhythm, and urban characteristic. This is done without prescribing architectural styles. The Standard Design Guidelines are advisory. The Standard Design Guidelines are organized as follows:

- A. Context and Architectural Character
- B. Building Massing and Articulation
- C. Building Walls
- D. Wall Openings
- E. Roofs
- F. Miscellaneous Building Elements
- G. Site Improvements
- H. Green Design

#### A. CONTEXT AND ARCHITECTURAL CHARACTER

Proposed buildings should relate to the architectural characteristics of surrounding buildings to be more compatible with their neighbors. The intent is not necessarily to replicate or emulate existing buildings, but to allow for a range of architectural expressions that complement the existing urban fabric. Therefore, proposed building designs should be based on and reflect thorough analysis of their surrounding patterns with regard to the following:

1. Building orientation;
2. Horizontal and vertical building articulation;
3. Architectural style;
4. Building scale and proportion;
5. Roof line and form;
6. Fenestration pattern and detailing;

7. Architectural detailing;
8. Exterior finish materials and colors; and
9. Lighting and landscape patterns.

Even where there is no consistent architectural character or pattern found in the surrounding area, building design and massing can be used to complement architectural characteristics of neighboring buildings. In some cases, where the existing context is not so well-defined, or may be undesirable, a proposed project can establish an architectural character and pattern from which future development can take its cues.

## **B. BUILDING MASSING AND ARTICULATION**

1. Each building should have at minimum a distinctive: horizontal base; occupied middle; and eave, cornice and/or parapet line that complement and balance one another. Horizontal articulations can be produced by material changes or applied facade elements.
2. Each building should 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 as piers or pilasters, bay windows and balconies; entrance stoops and porches; 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. Major vertical elements should be a maximum of 50 ft apart measured center-to-center.
3. In T4.5 zone buildings should generally be designed to the scale and form of single-family houses.
4. Building Base - This may be as simple as a small projection of the wall surface and/or a different material or color. It may be created by a heavier or thicker design treatment of the entire ground floor for a building of two or more floors, or by a setback of the upper floors.
5. Pattern of Features - Windows, wall panels, pilasters, building bays, and storefronts should be based on a module derived from the building's structural bay spacing. Features based on this module should be carried across windowless walls to relieve blank, uninteresting surfaces.
6. Building Entrances to Upper Floors - should be directly visible from the street and easy to identify.
  - a. For buildings in T4.8, T4.9, and T5.3 zones:
    - ii. Main building entrances - should be easily identifiable and distinguishable from first floor storefronts. At least one of the following treatments is recommended:

- a) Marked by a taller mass above, such as a tower, or within a volume that protrudes from the rest of the building surface;
  - b) Located in the center of the facade, as part of a symmetrical overall composition;
  - c) accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;
  - d) marked or accented by a change in the roofline or change in the roof type.
- iii. Along Victoria Avenue - entries to shops or lobbies should be spaced a maximum of fifty (50) feet apart.
- iv. Corner buildings - should provide prominent corner entrances for shops and other activity-generating uses.
- b. For buildings in T4.5 zone:
- i. A clear entry sequence should lead from the sidewalk to the front door. The following elements are recommended:
    - a) Low Hedges, Fences and/or Entry Gates - to define the edge between the public street and private property.
    - b) Stairs, Stoops, and Open Porches - are recommended to create attractive semi-public spaces.
      - (1) Stairs - All stairs should be boxed and framed by attractive stepped bulkheads walls or balustrade railings. Bullnose treads are recommended. Open or "floating" exterior stairs should not be used.
      - (2) Open porches - should have attractive bulkheads or balustrade railings and a roof that complements the pitch and materials of the main roof.
    - c) Ornamental Lighting - for porches and walks to add attractiveness, safety, and security.
    - d) Freestanding Landscape Elements - such as trellises, arbors, and special landscape materials that add character to yard spaces and / or accent the entry sequence.
    - e) Pedestrian Access to Subsurface Parking Garages - should be provided along the building frontages to increase streetside pedestrian activity. Accessways could link directly to the main entrance stoop/porch, or be provided in a separate location. In either case, they should be designed as a prominent, visible element in the overall facade composition.

## C. BUILDING WALLS

1. Configuration
  - a. Two or more wall materials may be combined on one façade only with one above the other - lighter materials above those more substantial (e.g. wood above stucco or masonry, or stucco above masonry); dependent, however, upon the chosen style.
  - b. All building elements that project from the building wall by more than 16 inches, including but not limited to decks, balconies, porch roofs and bays, shall be visibly supported by pilasters, piers, brackets, posts, columns, or beams that are sized proportionally to the structure above. This requirement does not apply to cantilevered elements that are typical for a specific style.
2. Wall Surface Materials - If the building mass and pattern of windows and doors is complex, simple wall surfaces are preferable (e.g. stucco); if the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed (e.g. bricks or blocks, rusticated stucco, ornamental reliefs). In both cases, pilasters, columns, and cornices should be used to add visual interest and pedestrian scale.
3. The palette of wall materials should be kept to a minimum, preferably two (e.g. stucco and tile, brick and stone) or less. Using the same wall materials as adjacent or nearby buildings helps strengthen the district character.
  - a. Brick - Brick veneers should be mortared to give the appearance of structural brick. If used, brick tile applications should use wraparound corner and bullnose pieces to minimize a veneer appearance.
  - b. Stone and Stone Veneers - are appropriate as a basic building material or as special material for wall panels or sills in combination with other materials, such as brick or concrete.
  - c. Poured-in-Place Concrete - options in terms of formwork, pigments, and aggregates should be explored to create rich surfaces. When used, include accents such as ceramic tile or stone for decorative effect.
  - d. Ceramic Tile - is recommended as an accent material.
  - e. Stucco - and/or painted stucco may be used in order to reduce maintenance and increase wear. All stucco surfaces should be smooth to prevent the collection of dirt and surface pollutants, and the deterioration of painted surfaces.
  - f. Wood Siding – Wood is the predominant material of most existing residential structures in Ventura and should be widely used in the architectural design of new residential

structures. Horizontal sidings such as clapboard and tongue-in-groove; vertical siding such as board and batten; and other horizontal sidings such as smaller wood shingles and shakes may be suitable.

- g. Fiber-Cement or Cementitious Siding: These are exterior siding products composed of Portland cement, ground sand, cellulose fiber and sometimes clay, mixed with water and cured in an autoclave. They are available in planks, panels and shingles and are an acceptable substitute for wood siding when used in the formats described above under wood siding.
- h. Curtain Wall Systems - Should only be used for limited areas, such as connections between buildings, entrance lobbies, etc.
- i. Note on Parapet and Cornice Cap Flashings - Sheet metal parapet cap flashings should be painted to match wall or trim color.
- j. Not Appropriate:
  - i. Simulated finishes - such as artificial stone.
  - ii. Wood shingles and shakes - Vertical board and batten, shingles, or shakes are not recommended in the T4.8, T4.9, and T-5.3 zones; they have a rural/residential character.
  - iii. Plywood siding.
- 4. Side and Rear Building Facades - should have a level of trim and finish compatible with the front facade, particularly if they are visible from streets, adjacent parking areas or residential buildings.
- 5. Blank Wall Areas - without windows or doors are only permitted on internal-block side-property line walls. Such blank walls should reflect the Ground Level Building Increment, Building Massing & Organization, and Facade Compositions guidelines. Surface relief, decorative vines, and/or architectural murals and other surface enhancements should also be considered. Any blank exterior wall should also be treated with a graffiti-resistant coating.
- 6. Color - In general, drab earth tones should not be used. Building walls should contrast trim colors; for example, neutral or light walls with dark colors and saturated hues for accent and ornamental colors; white or light window and door trim on a medium or dark building wall. Colors of adjacent buildings should be taken into consideration.
  - a. Secondary Color - can be used to give additional emphasis to architectural features such as building bases (like a wainscot), plasters, cornices, capitals, and bands.
  - b. Bright Colors - should be used sparingly. Typical applications are fabric awnings and banners. A restrained use of bright colors allows display windows and merchandise to catch the eye and stand out in the visual field.

## D. WALL OPENINGS

1. Windows - are an important element of building composition and an indicator of overall building quality:
  - a. All windows within a building, large or small, should be related in operating type, proportions, and trim. Other unifying elements should be used, such as common sill or header lines.
  - b. For storefront buildings: Window-to-Wall Proportion - In general, upper stories should have a window to wall area proportion (typically 30 — 50%) that is smaller than that of ground floor storefronts.
  - c. Window Inset - Glass should be inset a minimum of three (3) inches from the exterior wall surface to add relief to the wall surface; this is especially important for stucco buildings.
  - d. Shaped Frames and Sills -should be used to enhance openings and add additional relief. They should be proportional to the glass area framed; e.g. a larger window should have thicker framing members.
  - e. Mullions -“true divided light” windows or sectional windows are recommended where a divided window design is desired; “snap-in” grilles or mullions should not be used.
  - f. Glazing - Clear glazing is strongly recommended. Reflective glazing should not be used. If tinted glazing is used, the tint should be kept as light as possible; green, gray, and blue are recommended.
  - g. Replacement/Renovation - Wood windows should be replaced with wood windows of the same operating type (e.g. double-hung, casement, etc.; vinyl-covered wood windows are available for lower maintenance). If aluminum replacement windows or doors are used, they should be same operating type - and orientation as the original windows (e.g. do not replace a double hung window with a horizontal sliding window):
    - i. Factory painted - or fluorocoated to match the original; color anodized is also acceptable.
    - ii. Similar in size - and thickness to the original frame and mullions.
2. Storefronts - are like small buildings with their own base, “roofline,” and pattern of window and door openings; with the exception of styles, for example, as Art Moderne and Art Deco.
  - a. Base - a panel of tile or other special material is recommended below display windows. Materials recommended for walls (next section) are generally suitable. Base materials should

be the same or “heavier” materials visually than walls.

- i. Brick and wood - should only be used if the rest of the wall surface is the same material; neither material should be used exclusively.
  - ii. 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.
- b. Display Windows - Large pane windows encompassing a minimum of 60% of the storefront surface area are recommended. Where privacy is desired for restaurants, professional services, etc., windows should be divided into smaller panes.
- c. Clerestory Windows - are horizontal panels of glass between the storefront and the second floor. They are recommended for new or renovated storefronts. Clerestory windows can be good locations for neon, painted-window~ and other relatively non-obtrusive types of signs.
- d. Recessed Entries - are recommended as another traditional element of the main street storefront. Recommended treatments include:
- i. Special paving materials -such as ceramic tile;
  - ii. Ornamental ceilings – such as coffering;
  - iii. Decorative light fixtures.
- e. 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 frame doors are not recommended.
- f. 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.

## **E. ROOFS**

1. Forms - Roof forms should complement the building mass and match the principal building in terms of style, detailing and materials. Double-pitched roofs (such as gable, hip, pyramid), dormer windows, and chimneys are recommended to add variety and visual interest when viewed from downtown streets below and hillside areas above. Roofs of historic buildings in Ventura and neighboring cities should be used as an inspiration for new designs. Flat roofs are acceptable, if a strong, attractively detailed cornice and/or parapet wall is provided. Single-pitched - or “shed” roofs should not be used for the principal building.

2. Parapet walls - are recommended; they should have a distinct shape or profile, e.g. a gable, arc, or raised center.
3. "Commercial Mansards" - i.e. wraparound roofing panels that do not enclose a habitable floor, should not be used.
4. Mansards - should only be used when emulating a traditional building style that typically employs mansard roofs, e.g. Beaux Arts, Victorian, etc. The following guidelines should apply:
5. Buildings are three (3) stories or greater height,
  - a. They enclose no more and no less than one (1) floor of habitable space;
  - b. Dormer windows and other architectural features should occupy a minimum of twenty-five percent (25%) of the roof length.
6. Accent elements - such as flags, cut-out openings, grilles and latticework, ornamental medallions or building numbers are recommended.
7. Mechanical equipment - on rooftops should be screened, preferably behind a parapet roof. Latticework, louvered panels, and other treatments that are compatible with the building's architecture may also be appropriate.
8. Materials – Encouraged roof surface materials are identified as follows:
  - a. Clay, Ceramic or Concrete Tile - Colorful glazed ceramic tiles are recommended for decorative roof shapes, such as parapets, domes, and turrets.
  - b. Tar and gravel, composition, or elastomeric roofs (at flat roof locations): Light, reflective colors are recommended to minimize heat gain within the buildings. Roof surfaces utilizing these materials should be screened from view from adjacent buildings and sites by parapet walls.
  - c. Metal Seam Roofing - should be anodized, fluorocoated or painted. Copper and lead roofs should be natural or oxidized.

## **F. MISCELLANEOUS BUILDING ELEMENTS**

1. Trellises, Canopies, Awnings and Other Building-Mounted Accessories.
  - a. Awnings - are recommended. They should be a colorful fabric mounted over a metal structure that is framed and attractive in design. Fabric awnings are generally preferable to permanent canopies. Backlit awnings are strongly discouraged.
  - b. Trellises and Canopies - Materials, color, and form should be derived from the building architecture.

- c. Height and Projection - trellises, canopies and awnings should be a minimum of seven (7) feet above the sidewalk, and project no more than seven (7) feet out from the building wall.
  - d. Placement - of trellises, canopies and awnings should be above the display windows and below the storefront cornice or sign panel. They should not cover piers, pilasters, clerestory windows or other architectural features. An individual awning or canopy for each storefront or building bay complements the building more effectively than one continuous awning does.
  - e. Accessories - Colorful banners should be used to add variety to the street. Ornamental brackets and poles add further interest. Hanging flower or plant baskets suspended from ornamental brackets of metal or wood are recommended for storefronts.
2. Accessory Buildings
- a. General - Outbuildings of all types should have architectural treatments derived from the main building: surface materials, trim, fenestration, roof materials, and colors.
  - b. Freestanding Garages - should be unobtrusive, preferably located at the rear of properties to minimize visual impact.
  - c. Single-Car Garage Doors - are strongly recommended, with windows, surface panels, trim, and other forms of architectural detailing to reduce their impact and scale.
  - d. Built-in Garages - should blend with the form of the residence.

## **G. SITE IMPROVEMENTS**

1. Public and Semi-Public Open Space – where provided as part of new development; e.g. pedestrian spaces, arcades, malls, courtyards, etc.
  - a. Spatial Definition – Spaces should be defined by buildings or landscape elements on a minimum of two sides.
  - b. Linkage - Spaces should be publicly accessible during daylight hours and linked to adjacent streets and sidewalks.
  - c. Sequence - Gateways, trellises, special lighting, planting, etc., should be used to create a sequence for pedestrians; for example, an ornamental gate at the sidewalk, a passage lined with columns, and arrival at a courtyard.
2. Walls, Fences and Piers - should be used to define public and private boundaries and spaces.
  - a. Design - Walls, fences, and piers should be designed to be compatible with the character of the principal building(s).
    - i. Walls and fences should be open and/or low along street frontages - to maintain both a public character and sight distance for driveways where they occur.

- ii. Fence and wall panels - should be divided into regular modules that reflect the module of the principal building.
- iii. Thick and thin elements - should be used, with thicker pieces for supports and panel divisions. Fence posts and support columns should be emphasized and/or built-up.
- iv. Walls - should have a base and coping.
- d. Materials - should be compatible with the principal building. Post or pier materials may differ from fence materials, such as metal fences with masonry piers.
- e. Fences – should be wrought iron, cast iron, and welded steel ornamental fences, or wood picket fences of substantial design. Metal fences also may be mounted on a low masonry wall, and/or spanning masonry piers. Wooden fences in non-residential areas should be painted, preferably a light color.
- f. Walls – are recommended to be of brick, stone, concrete, precast concrete, stucco-faced concrete, or concrete block.
- g. Piers - for spatial separation, a line of piers is acceptable. A continuous chain suspended between piers can be an effective and attractive device for creating a separation.
  - i. Spacing: no more than eight (8) feet on center.
  - ii. Thickness: at least eighteen (18) inches per side or diameter.
  - iii. Height: at least three (3) feet, no more than six (6) feet.
  - iv. Materials: should be the same as or complementary to the principal building.
- h. Not Recommended:
  - i. Chain link fences - If used, chain link should be coated with nylon, preferably of a dark color. Chain link fences can be made more attractive by using masonry or heavy wood posts.
  - ii. Unfinished or unsurfaced concrete block walls - should not be used; block walls should be coated with stucco or a similar surface.
  - iii. Rustic wood fences - should not be used.
  - iv. Barbed wire/plaza wire - should not be used.
- 3. Paving Materials - recommended for pedestrian surfaces are listed below. In general, a maximum of two materials should be combined in a particular application:
  - a. Stone - such as slate or granite.
  - b. Brick Pavers.

- c. Concrete Unit Pavers.
  - d. Poured-in-Place Concrete - with any of the following treatments: integral pigment color, special aggregate, special scoring pattern, ornamental insets such as tile, or pattern-stamped. All concrete walks should be tinted to reduce glare.
  - e. Not Recommended - asphalt, with the exception of bike paths.
4. Furnishings, Art Work, and Special Features - are recommended for public and/or common outdoor spaces.
- a. Permanent Outdoor Seating — is recommended in all publicly-accessible ways and spaces. Seating should be either:
    - i. Incorporated — as part of the design of the building base, or;
    - ii. Custom designed — in a style related to the architecture of the building (permanent benches of stone, brick or precast concrete), or;
    - iii. Catalog items — of substantial materials; e.g. steel or cast iron, precast concrete, or substantial wood.
  - b. Portable Seating — movable chairs, tables for cafes and other furniture should be of substantial materials; preferably metal or wood rather than plastic. Tables used for outdoor dining within the public right-of-way (i.e. in sidewalk areas) shall be a maximum of three (3) feet in diameter if round and three (3) feet along the longest side if rectilinear.
  - c. Street Clocks, Directory Kiosks, and Permanent Freestanding Showcase Displays - are encouraged for commercial buildings, subject to City review for adequate clearances, safety, and design. Designs should reflect the architecture of the sponsoring building or storefront.
  - d. Fountains - are recommended in open courtyard and passage spaces. The design and materials should relate to the principal building.
  - e. Public Art - such as sculpture, wall murals and other paintings, lighting displays and special public open spaces are encouraged.
    - i. Location - of public art should be in highly visible places specifically designed or modified for the purpose of accommodating it; public art should not be located in semi-private areas such as the rear of buildings or in courtyards.
    - ii. Symbolic content - of public art should relate to and represent the rich history of Ventura where appropriate; abstract as well as literal representative elements are appropriate.
    - iii. Murals - should reflect the color and architectural composition of the buildings on which they are painted, and,

to the extent appropriate, that of neighboring buildings. Murals are strongly recommended for exposed firewalls and other windowless wall areas that extend two or more floors above neighboring buildings.

- f. Surface Parking Lots Should Include Space-Defining Elements — such as arcades, trellises, columns, light standards, walls and railings, stairs and ramps, trees, climbing vines, arbors, and hedges to provide visual interest; use of these elements should be consistent with the principal building and other site features.
5. Plant Materials and Landscaping - should contribute to a comfortable, yet urban, downtown environment. The City of Ventura “City Tree Master Plan” should be referred to in addition to the guidelines listed below. Drought-tolerant plant materials should be used as appropriate.
- a. Plant Materials Along Street Frontages - should contribute to a harmonious, civic character.
    - i. Street trees - shall be planted along all streets at a spacing of approximately twenty-five (25) feet on center to create a buffer between pedestrians and automobiles. Consistency in tree species, tree size, and spacing should be used to establish a strong street identity.
    - ii. Trees with open branching structures should be used. Deciduous trees are recommended to create shade in summer and allow sun in winter.
    - iii. Curbside planting strips shall be drought-tolerant grasses or low-growing groundcover; materials that might cause pedestrians to trip shall not be used.
    - iv. Streetside planting areas should have a simple palette of plant species. Drought-tolerant and/or native plants should be used. Common non-native species such as Juniper, Oleander, and Eucalyptus should not be used.
    - v. Plant materials that exhibit annual or seasonal color are recommended to highlight special locations; e.g. flanking main building entries and driveways.
  - b. Shade trees should be planted between every three (3) parking spaces.

Tree species employed shall not drop significant amounts of debris, sap or other materials. Trees shall be round-headed, easy to limb up, and able to thrive in urban conditions.
  - c. Plant Materials in Other Locations - should be selected and placed to reflect both ornamental and functional characteristics.
    - i. Deciduous trees should be the predominant large plant

material used. They should be located adjacent to buildings and within parking areas to provide shade in summer and allow sun in winter. Species should be selected to be drought-tolerant, provide fall color and minimize litter and other maintenance problems.

- ii. Evergreen shrubs and trees should be used as a screening device, for example, along rear property lines, around mechanical appurtenances and to obscure grillwork and fencing associated with subsurface parking garages.
  - iii. Flowering shrubs and trees should be used where they can be most appreciated: adjacent to walks and recreational areas, or framing building entries, stairs, and walks.
  - iv. Plants with annual or seasonal color are recommended to highlight special locations, such as courtyards, building entrances, or access drives.
  - v. Decorative vines should be considered for use along fences, property boundaries, perimeter walls, and on blank building elevations.
  - vi. Palm trees should be used sparingly.
  - vii. Drought-tolerant - and/or native plants should generally be used. Common non-native species such as Juniper, Oleander, and Eucalyptus should not be used.
- d. Mounding Earth — Freestanding earth berms and/or earth berms against buildings are a suburban landscape approach that are not appropriate in the Victoria Avenue Planning Area.

## H. GREEN DESIGN

Green design seeks to increase the efficiency with which buildings use energy, water, and materials, while reducing building's impacts on the environment and human health through better siting, design, construction, operation, and maintenance.

1. Siting and Form
  - a. The early building location, orientation and massing decisions should consider solar-responsiveness, daylighting and natural ventilation and cooling design.
2. Passive Design Strategies
  - a. Roofs: Roof surface should be light colored and reflective roof surface to minimize heat gain.
  - b. Overhangs: Roof and window overhangs on the south side can be sized to provide shade in the summer, while allowing sunlight and warmth in the building during the winter.
  - c. Windows: All windows should be sealed, flashed, and properly installed to reduce air and moisture infiltration. The size and

number of windows on the heat intensive west side should be reduced in comparison to the recommended use of larger windows for greater ventilation and daylighting on the north and east sides.

### 3. Stormwater Management

- d. Development should limit the amount of impermeable surfaces on the site, since permeable surfaces both reduce peak stormwater runoff, and treat stormwater pollutants.

### 4. Landscaping

- a. Slow-growing, drought-tolerant plants that require less water and maintenance, significantly reducing water consumption should be planted. Native California plants and well-adapted non-native plants can be combined in wildlife-friendly and visually attractive landscapes suited to urban conditions.

# 24V.208

## BLOCKS AND STREETS

### 24V.208.010 Purpose

Block & Street Regulations determine the requirements for the provision, configuration and design of new streets. They are established to enhance the connectivity of the street network, to create safe and attractive streetscape environments, and to encourage walking to and within the Plan Area.

### 24V.208.020 Block Perimeter

#### A. DEFINITION

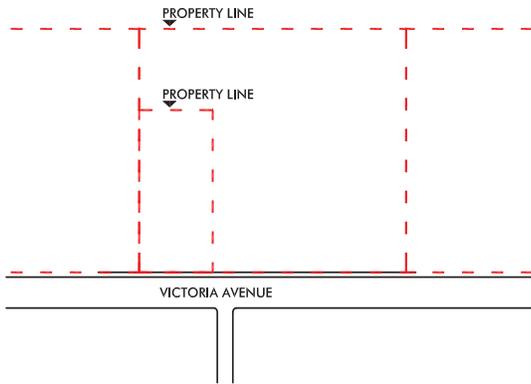
1. Block Perimeter is a measure of the total length of the property line along all block faces.
2. Alleys and paseos do not define block faces.
3. The required maximum block perimeter for each transect zone is specified in 24V.200 (Zones and Development Standards).

#### B. APPLICABILITY

1. 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.
2. New streets must be designed, configured, and located in accordance with the standards specified in principles set forth in Section 24V.208.030.
3. Figure 6 Breakdown of Large Blocks illustrates, step-by-step, how to introduce new streets and alleyways to subdivide a large parcel into smaller blocks and parcels.

#### C. PERFORMANCE MEASURES

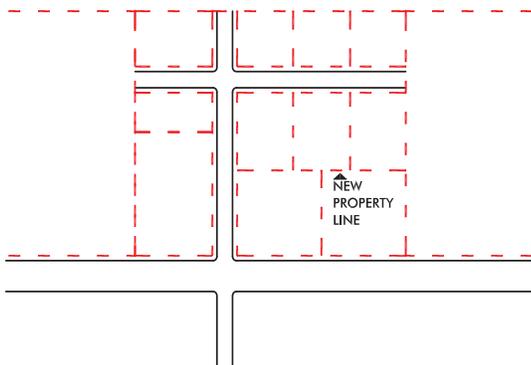
1. New streets required by this section shall have a connection to Victoria Avenue and other existing streets.
2. Blocks shall be designed to allow unobstructed bicycle access to the Class I and II bikeways.
3. Wherever possible, new streets shall:
  - a. Align with existing street intersections.
  -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



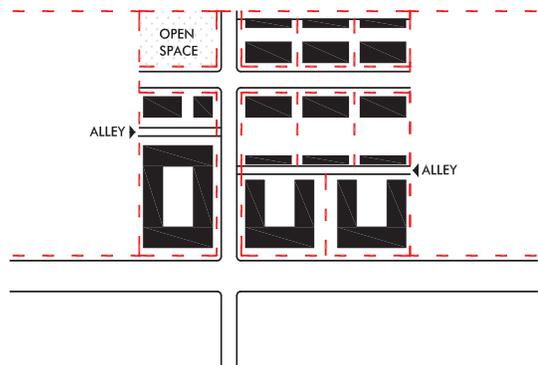
Step 1 – Calculate the parcel size and determine if new blocks and/or streets are required.



Step 2 – Introduce New Streets: Create a layout for new streets according to the principles detailed in Section 24VC.308 Blocks & Streets.



Step 3 – Introduce Lots: Create a layout for lots or nominal lots using lot widths permitted for desired Building Types.



Step 4 – Prepare a preliminary master plan showing the layout of buildings, and open spaces according to the Urban Standards for the applicable Transect Zone. Simultaneously, introduce Alleyways that will provide access to properties and enhance their value and livability.

Figure 6 Breakdown of Large Blocks

## 24V.208.030 New Street Types

### A. DEFINITION

New Streets includes the moving lanes, parking lanes and medians as well as the sidewalk and any sidewalk landscape areas. Streets may be located on private or public land.

### B. APPLICABILITY

1. New streets are required in order to satisfy Block Perimeter regulations (see section 24V.208.020.)
2. New streets not required by Block Perimeter regulations may be built at the developer's discretion for the purpose of building access or orientation.

### C. PERFORMANCE MEASURES

1. For each new street, whether or not it is required by Block Perimeter regulation, a Street Type must be selected from the Street Types permitted for the applicable Transect Zone.
2. New Street Types shall be designed as illustrated in this section.
3. An applicant may propose modifications to the accompanying Street Designs provided that it can be shown that the modified street design satisfies or enhances the streetscape environment as regards each of the following stated goals, subject to review by the Community Development Director.
4. The Street Types are intended to guide the development of new streets to accomplish the following Street Design Goals:
  - a. Establish a perceivable hierarchy of connected streets that are appropriately designed and scaled to complement development in place and planned.
  - b. Present the city's residents and visitors with multiple route and modal options for travel within and between City districts.
  - c. Provide safe and attractive streetscape environments to provide vehicular capacity while ensuring a safe and welcoming environment for pedestrian, bicyclists and transit riders.
  - d. Create inviting pedestrian environments to encourage walking to and within the Corridor.
  - e. Provide significant plantings of deciduous trees within planting strips and medians to create a lush and attractive neighborhood setting.
  - f. Allow shared bicycle and vehicle use of travel lanes on relatively low volume streets.
5. Thoroughfares shall vary 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 use, bicycle use, circulation, public transit, placement of adjacent buildings and businesses, and function beyond the project development boundaries; all subject to City Engineer approval.
6. Whenever possible, new streets shall connect to existing streets. Cul-de-sacs are permitted only where natural site conditions or utility easements prohibit connection to the street network. If a new street cannot connect to an existing street, it should be located, configured, and built to allow for a connection in the future.
7. In order to maintain or increase the accessibility provided by the block structure of the Corridor districts, existing public streets or alleyways may not be closed permanently unless the closure is part of a plan that will provide new streets in equal or greater numbers.

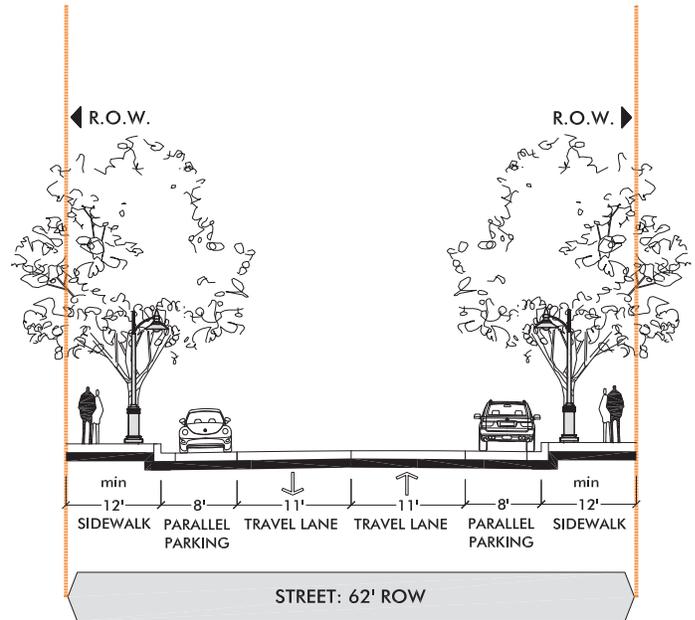
## 24V.208.040 Main Street

### A. PURPOSE:

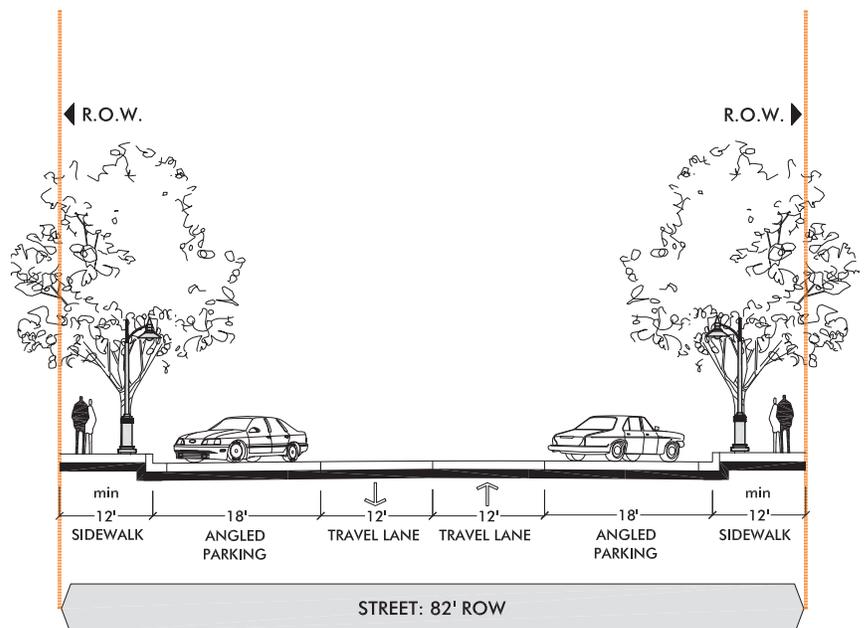
Organize the primary public realm to create an environment suitable for shopping and strolling along active retail and entertainment uses. Main street sidewalks should be wide and unobstructed to provide ample room for walking, and to encourage activities including outdoor dining, locations for kiosks, food carts, and flower stalls. On-street parking is crucial to the success of Main Street.

### B. COMPONENTS

1. On-street parking that is oriented parallel or at a 45 degree angle to the curb.
2. Each block shall have a single species of large, open-habit, deciduous trees.
3. Trees shall be located in tree grates that are flush mounted at the back of curb, or may be located in islands within the parking lanes.
4. Trees shall be planted at a maximum spacing of 40 feet on-center along the back of sidewalk, or, if located within the parking lanes, trees shall be located between each set of two parking spaces.
5. Trees should be fast growing and deciduous so that they may be maintained in a way that provides unobstructed views to showroom windows and building signage.
6. Pedestrian-scale decorative street lighting shall be provided at a maximum spacing of 40 feet on-center. The light source should be located 12-14 feet above finished grade.
7. Up-lights at the base of trees and at the base of building pilasters may be used to provide additional ornamental lighting.



Main Street Option 1



Main Street Option 2

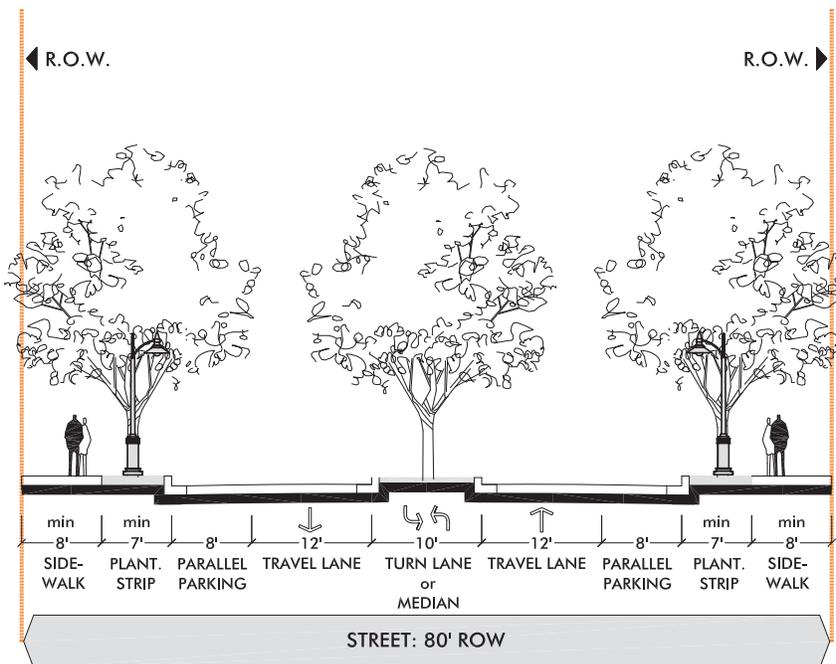
## 24V.208.050 Workplace Avenue

### A. PURPOSE:

Provide an attractive primary corridor for vehicular and pedestrian traffic within designated Workplace districts. The Workplace Avenue provides a desirable setting for new office development, accommodates commercial traffic movements, and encourages pedestrians to walk within the district and to nearby activity along Victoria Ave.

### B. COMPONENTS

1. A continuous planting strip along the back or curb.
2. Planting strips and medians shall consist of low lying, drought tolerant ground covers and shrubs.
3. Each block shall have a single species of large, open-habit or upright deciduous trees located in the planting strip.
4. Trees shall be planted at a maximum spacing of 40 feet on-center.
5. Pedestrian-scale decorative street lighting shall be provided within the planter strip at a maximum spacing of 80 feet on-center. The light source should be located 12-14 feet above finished grade.
6. Taller, "boulevard scale" decorative lighting may be provided within planting strip or center median at a maximum spacing of 120 feet on-center.



Workplace Avenue

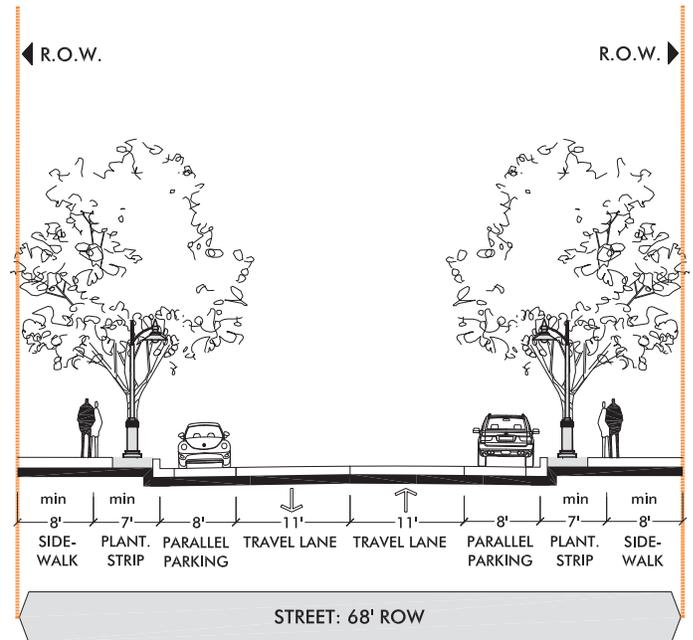
## 24V.208.060 Workplace Street

### A. PURPOSE

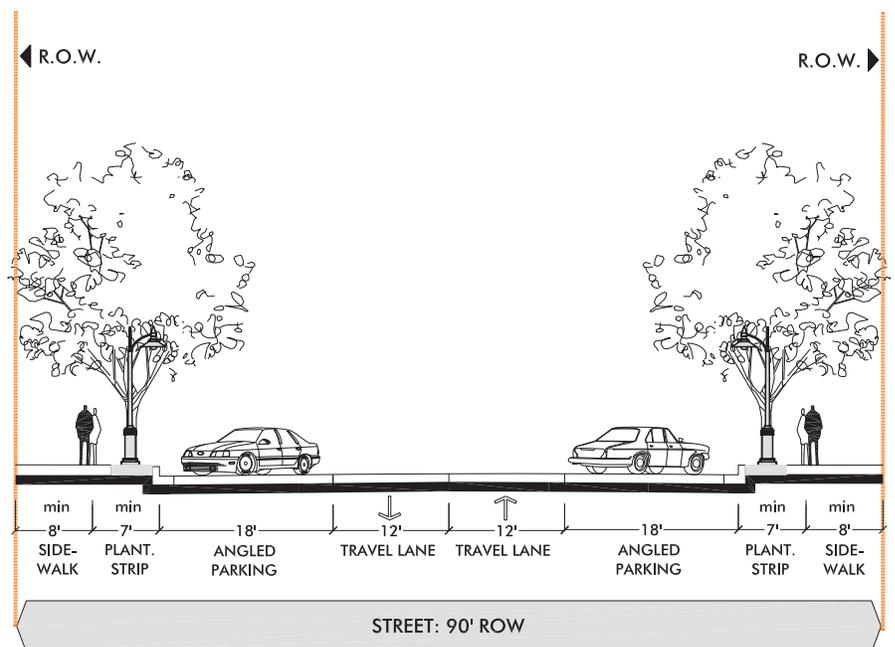
Provide a secondary street within a Workplace District to accommodate local pedestrian, bicycle and vehicular circulation.

### B. COMPONENTS

1. A continuous planting strip along the back or curb.
2. Planting strips shall consist of low lying, drought tolerant ground covers and shrubs.
3. Each block shall have a single species of large, open-habit or upright deciduous or evergreen trees located in the planting strip.
4. Trees shall be planted at a maximum spacing of 40 feet on-center.
5. Street lighting located within the planting strip shall illuminate both the thoroughfare and sidewalk environment at a maximum spacing shall be 80 feet on-center.



Workplace Street Option 1



Workplace Street Option 2

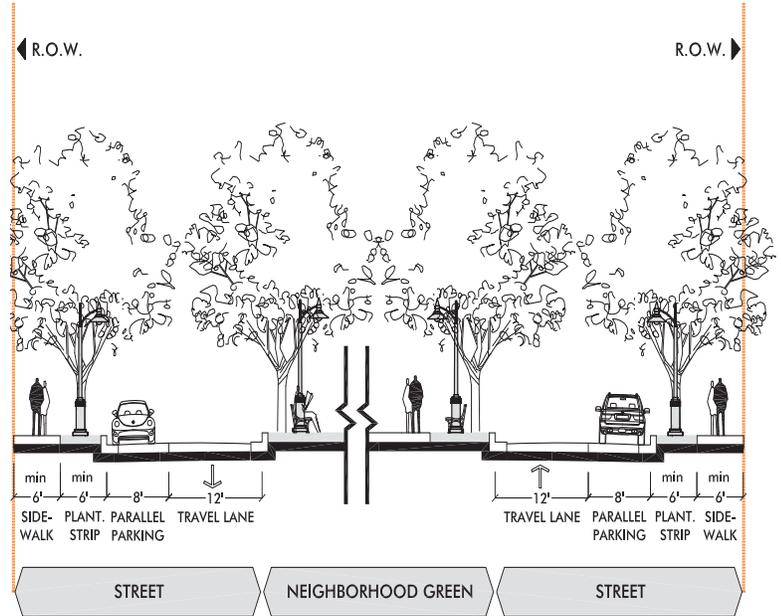
## 24V.208.070 Neighborhood and Workplace Green

### A. PURPOSE:

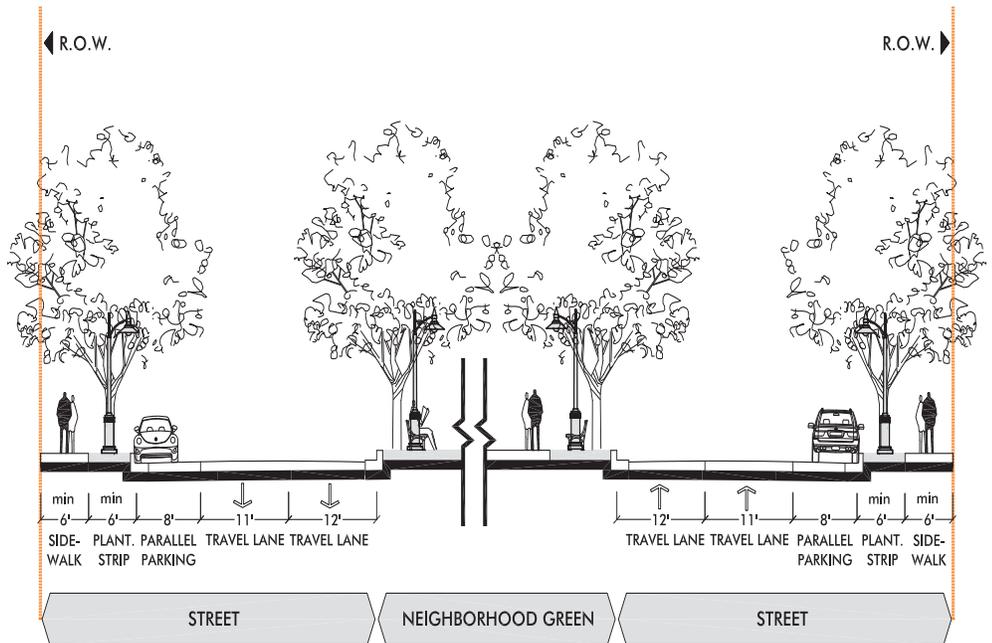
Provide a centrally located open space for public gatherings, surrounded by a streetscape environment that enhances the value of its surroundings.

### B. COMPONENTS

1. Large, open-habit deciduous trees in planting strips with trees planted at an average spacing of 30 feet on-center.
2. Pedestrian-scale decorative street lighting along the sidewalk and open space edge with an average spacing of 30 feet on-center. Light source should be located 12-14 feet above finished grade.
3. A Neighborhood Green open space may include consists primarily of plaza spaces, lawns, and trees and shall include public seating.



Neighborhood and Workplace Green Option 1



Neighborhood and Workplace Green Option 2

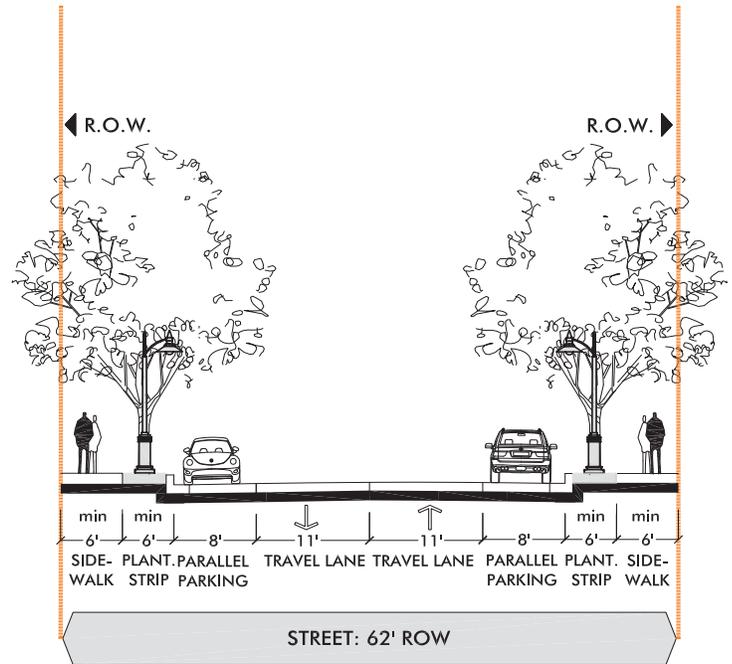
## 24V.208.080 Neighborhood Avenue

### A. PURPOSE:

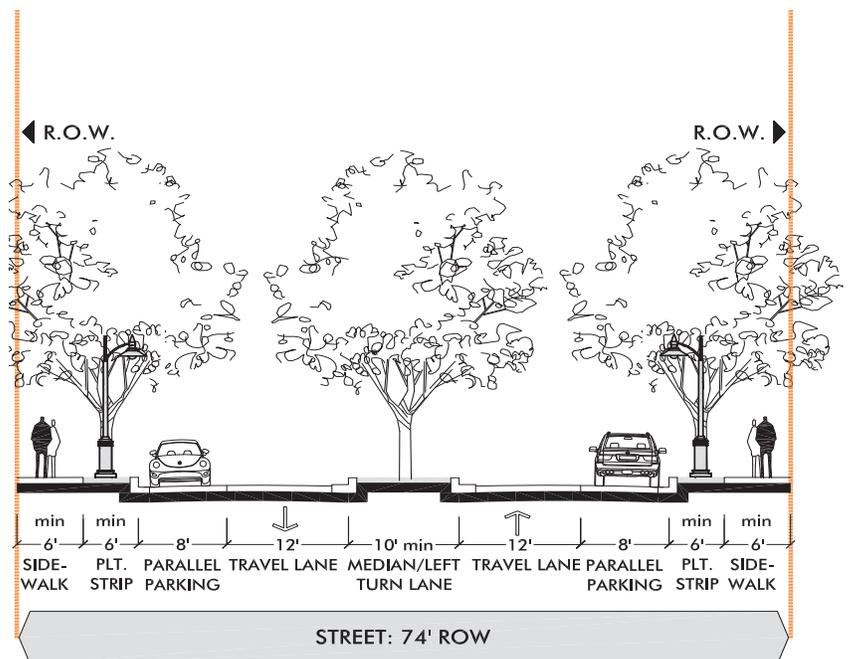
Provide an attractive street to serve as a primary travel corridor within and between neighborhood districts. The Avenue is intended first and foremost to serve residential development and should provide a desirable setting for homes. Applicants are encouraged to include a generously planted central median.

### B. COMPONENTS

1. A continuous planting strip along the back or curb.
2. Planting strips and medians shall consist of low lying, drought tolerant ground covers and shrubs.
3. Each block shall have a single species of large, open-habit deciduous trees located in the planting strip.
4. Trees shall be planted at a maximum spacing of 40 feet on-center or, if located within the parking lanes, trees shall be located between each set of two parking spaces.
5. Where trees are located in the parking lane, trees within the planting strip shall be staggered between the trees in parking and evenly spaced for the length of the avenue.
6. Pedestrian-scale decorative street lighting shall be provided within the planter strip at a maximum spacing of 80 feet on-center. The light source should be located 12-14 feet above finished grade.
7. Taller, "boulevard scale" decorative lighting may be provided within planting strip or center median at a maximum spacing of 120 feet on center.
8. A planted center median may be provided with minimum width of 10 feet. The median can be narrowed to accommodate a left-turn lane at major intersections as needed



Neighborhood Avenue Option 1



Neighborhood Avenue Option 2

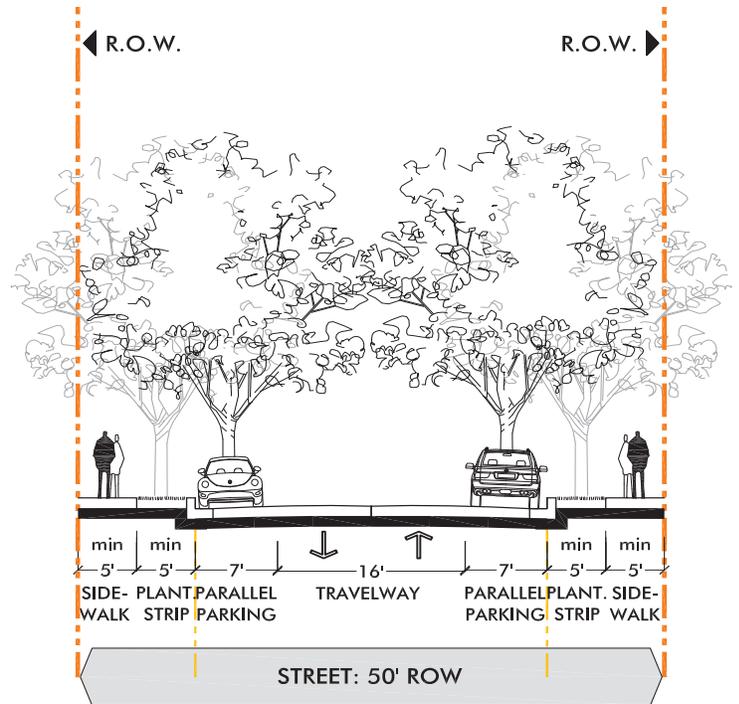
## 24V.208.090 Neighborhood Street

### A. PURPOSE:

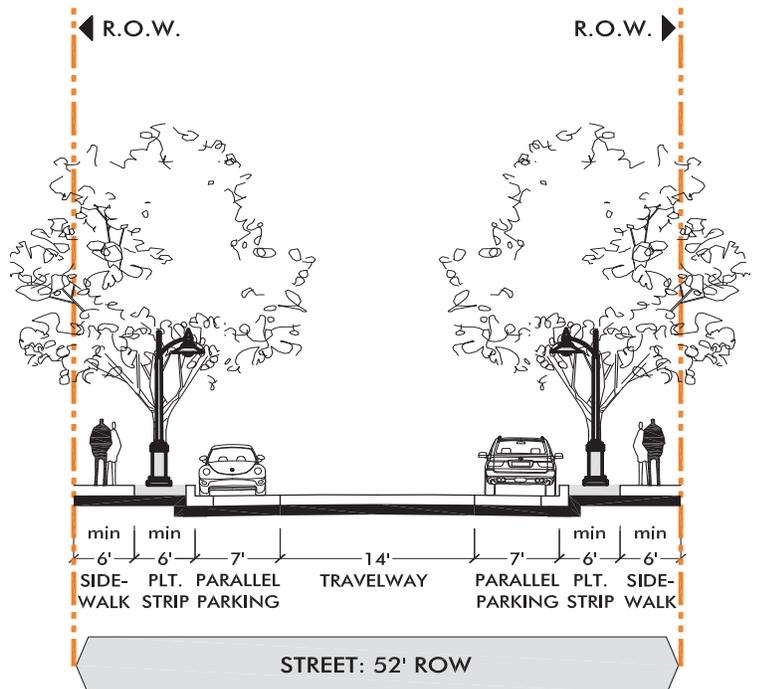
Provide an attractive street to serve residential development. The Neighborhood Street is intended as a narrow yield street to ensure slow moving vehicular traffic.

### B. COMPONENTS

1. A continuous planting strip along the back or curb.
2. Planting strips shall consist of low lying, drought tolerant ground covers and shrubs.
3. Each block shall have a single species of large, open-habit deciduous trees located in the planting strip.
4. Trees shall be planted at a maximum spacing of 30 feet on-center or, if located within the parking lanes, trees shall be located between each set of two parking spaces.
5. Where trees are located in the parking lane, trees within the planting strip shall be staggered between the trees in parking and evenly spaced for the length of the avenue.
6. Where trees are located in the parking lane, trees within the planting strip shall be staggered between the trees in parking and evenly spaced for the length of the street.
7. Pedestrian-scale decorative street lighting shall be provided within the planter strip at a maximum spacing of 90 feet on-center. The light source should be located 12-14 feet above finished grade.



Neighborhood Street Option 1



Neighborhood Street Option 2



# 24V.209

## PARKING & SERVICES

### 24V.209 Parking & Services

This section contains regulations and guidelines to ensure that parking throughout the Victoria Avenue Corridor Plan Area is convenient and accessible, accommodates all land uses, and supports the Plan's intended outcomes.

#### A. PARKING AND SERVICES PLACEMENT

1. The location of off-street parking and services shall be limited to the portions of a lot identified by Diagram C. of each Transect Zone and shall not encroach into Front Setback areas unless it is subterranean.

#### B. PARKING REQUIREMENTS

1. The required minimum number of parking spaces required is specified in section 24V.200 Zones Urban Standards.
2. New on-street parking spaces provided adjacent to new development (including spaces provided as part of the Victoria Shopfront Overlay and other new streets) may be counted toward the minimum parking requirement for that development.
3. Minimum parking requirements may be reduced in developments where it can be demonstrated that shared parking facilities will meet parking demand without providing separate facilities for each use.
  - a. Developments that contain a mix of workplace and non-workplace uses may reduce non-residential parking requirements by 5% without a parking demand analysis.
  - b. Developments that contain a mix of workplace and non-workplace uses may be eligible for additional parking requirement reductions if such a reduction is deemed appropriate by an approved parking demand analysis prepared by the applicant (see Urban Land Institute - Shared Parking: Second Edition for a recommended parking demand analysis methodology).

4. Minimum parking requirements may be reduced in developments where it can be demonstrated by an approved parking demand analysis prepared by the applicant that parking demand for the development is lower than assumed by the development code. Potential cases include, but are not limited to:
  - a. Workplace uses with a limited number of employees and/or customers per square foot of floor area.
  - b. Reduced automobile use due to factors such as alternative modes of transportation or captive patrons.

### C. 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. Access to parking facilities shall be provided from alleyways wherever possible. Along all streets, the maximum number of curb cuts associated with a single building is 1 two-lane curb cut or 2 one-lane curb cuts.
3. The maximum width of driveways/curb cuts is 12 feet for a one-lane and 24 feet for a two-lane driveway.
4. The total width of parking access openings on the ground level of structured parking may not exceed 30 feet.
5. Driveways shall be set back a minimum of 5 feet from side property lines, and a minimum of 3 feet from adjacent buildings.
6. Exterior driveway surfaces should be paved with non-slip, attractive surfaces such as interlocking unit pavers or scored and colored concrete.

### D. Lots

1. Parking lots built to the required Parking and Services set back line must provide a decorative wall or fence along the set back line (see Section 24V.207 Design Guidelines, Section G, Site Improvements for walls and fences.)
2. Lots shall provide clear pedestrian circulation routes to main building entrances and sidewalks. These routes shall be designed to include sidewalks and walkways with a minimum 5 foot width and be separated from vehicular areas by curbing and trees.
3. Parking lots shall be illuminated to provide clear views both to and within the site.
4. Lighting and planting plans shall be coordinated to avoid light pole and tree conflicts.

5. Surface parking lots shall be buffered from adjacent development with landscaping, utilizing shrubs, hedges or trees.
6. Landscaping in parking lot interiors and at entries shall not obstruct a driver's clear sight lines to oncoming traffic.
7. In order to provide shade, trees shall be planted in surface parking lots to subdivide continuous rows of parking stalls at a minimum spacing of 1 tree every 5 spaces.
8. Trees shall be located between the longer dimension of angled or perpendicular parking stalls. Trees planted between two abutting head-to-head parking stalls do not satisfy the requirement.
9. Trees shall be planted in curbed landscape islands with inlets to allow infiltration of surface water runoff or in flush tree wells with tree guards.
10. Wheel stops shall be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.
11. Trees in parking areas should be large and have a high-branching, broad-headed form to create maximum shade.
12. Curbed planting areas should be provided at the end of each parking aisle to protect parked vehicles from turning movements of other vehicles.
13. The main pedestrian route from a parking lot to a building entrance should be easily recognizable, accessible, and demarcated by special paving or landscaping, such as a shaded promenade, trellis, or ornamental planting.
14. Parking lots should utilize permeable paving and bio-filtration swales wherever possible.

#### **E. STRUCTURES**

1. Parking Structures shall be located and designed to minimize their visual impact on public streets and public spaces.
2. Subterranean parking shall not extend beyond the building footprint and may rise to a height of 3' max. above finished grade, provided that the garage perimeter wall either aligns with the face of building or becomes part of a Stoop or Door Yard Frontage Type.



## MIXED TYPE DEVELOPMENT STANDARDS

### 24V.210.010 Purpose

This section regulates the development of large parcels or parcel assemblages. The intent is to:

1. Require buildings with massing and articulation that reflects the scale of the Victoria Corridor's development pattern and prevent large, monolithic, and repetitive buildings.
2. Ensure a mix of workplace, housing, and commercial uses consistent with General Plan goals.
3. Create a prestigious business corridor by emphasizing development of offices that would bring about high-value, high-wage jobs, and with supplemental supporting retail and residential uses.
4. Foster a significant concentration of workplace in the Plan Area, with the objective of creating 500,000 square feet of non-retail, employment generating uses.

### 24V.210.020 Submittal Requirements

An application for a development qualifying under this section shall include, at a minimum, a site plan, 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.

### 24V.210.030 Standards

Each building within a Mixed Type Development shall comply with the applicable Transect Zone's Urban Standards and corresponding Regulations. However, standards and regulations shall be amended as follows:

#### A. MIXED BUILDING TYPES

Any parcel or parcel assemblage with a contiguous area of 30,000 sf 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 sf may also be developed as Mixed Type Development.

1. A variation in building height and a mix of various building, use, and dwelling types within the same project is required.

2. Developments on parcels or parcel assemblages between 30,000 s.f. and 50,000 s.f. shall be composed of at least 2 buildings or shall be designed to have the appearance of multiple independent buildings that may be of the same or different building types as allowed by the applicable zone.
3. Developments on parcels or parcel assemblages exceeding 50,000 s.f. shall be composed of at least 3 buildings and/or shall be designed to have the appearance of multiple independent buildings that may be of the same or different building types as allowed by the applicable zone.
4. Mixed Type Developments allow for the inclusion of Stacked Dwellings if they are integrated into the overall design of a project.
5. Public buildings that, if included, should be located in visually prominent central locations recognizable and accessible to the public.

#### **B. PEDESTRIAN ACCESS**

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

The relatively large blocks and resulting deep lots often 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.

1. 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
2. Paseos and courtyards are limited to pedestrian traffic.
3. In no case may a vehicular driveway be the sole means of access to a dwelling
4. Permitted building types shall be arranged around and take their primary access from this semi-public extension of the public realm.
5. Semi-public paseos and courtyards that serve as an extension of the public realm shall have the following minimum dimensions and setbacks:
  - a. Paseos shall be a minimum of 15 feet wide between primary building walls. Architectural encroachments are not permitted.
  - b. Courtyards shall be at minimum 30'x30'. Architectural encroachments are permitted as per the Zones & Development Standards.

#### **C. VEHICULAR ACCESS**

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

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.

#### **D. MASSING AND ARTICULATION**

Development shall be designed as if buildings were built on narrow lots; 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 as 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. Major vertical elements should be a maximum of 50 ft apart measured center-to-center.

#### **E. MIX OF USES**

The following standards shall apply to Mixed Type Developments until such a time as the Community Development Director determines that an adequate amount of workplace exists in the corridor:

1. In the T4.8, T4.9, and T5.3 Transect Zones, the ground floor of all development shall be occupied by workplace or retail uses.
2. In the T4.8 Transect Zone, proposed development shall consist of a minimum 2.6:1 office to retail ratio.



# 24V.211

## SIGNS

### 24V.211.010 Purpose and Applicability

#### A. PURPOSE

This section contains standards and guidelines for signage to ensure that signs installed in the Corridor are consistent with the overall quality and character of new development. Please refer to the City of Ventura for all sign related information or regulations not specifically addressed in this sign section of the Corridor Plan.

#### B. APPLICABILITY

1. The sign standards determine the allowed type and size, material, design, and maintenance requirements for signage on commercial and residential development. In the event of a conflict between this Section and any other City code, the provisions of this Section shall apply. Signage displayed on the public right-of-way (i.e. portable menu board signs) shall be addressed pursuant to the City's Municipal Code. All issues not specifically addressed herein shall be addressed pursuant to the City's Municipal Code.
2. The replacement of nonresidential signs due to tenant changes is exempt from this section if:
  - a. No other exterior alterations are proposed; and
  - b. The proposed sign is in compliance with the existing approved sign program.

### 24V.211.020 Permit Requirements

#### A. INDIVIDUAL SIGNS

The Director shall have the authority to review and approve all signs complying with the standards of this Article except as otherwise noted. The Director may also forward any sign requests to the Design Review Committee for decision. Signs forwarded to the Design Review Committee shall be reviewed pursuant to Sec. 24.545.030 of the Municipal Code. Any sign requests not complying with these standards shall require Warrant approval.

## **B. SIGN PROGRAM REQUIREMENTS**

3. A master sign plan shall be required for:
  - a. A new nonresidential project with four or more tenants;
  - b. A site where the total area of signs for any use exceeds 100 square feet; or
  - c. Major rehabilitation work on an existing nonresidential project with four or more tenants, that involves exterior remodeling, and/or the application proposes modification to 50 percent or more of the existing signs on the site within a 12-month period. For the purposes of this Chapter, major rehabilitation means adding more than 50 percent to the gross floor area of the structure(s), or exterior redesign of more than 50 percent of the length of any facade within the project.
2. Each sign installed or replaced within the nonresidential project shall comply with the approved master sign plan.

## **2V.211.030 General Standards & Guidelines**

The following definitions, standards, and guidelines shall apply to all signs, regardless of type.

### **A. DEFINITIONS**

1. Animation: More than one change in sign's message or lighting within a single twenty-four (24) hour period.
2. Exposed Incandescent Bulb Illumination: The illumination of a sign by incandescent bulbs that are mounted directly to the face of the sign
3. Exposed Neon Tube Illumination: The illumination of a sign by neon tubes that are mounted directly to the face of the sign.
4. External Illumination: The illumination of a sign by projecting light on to the face of the sign from a light source located outside of the sign, such as "gooseneck" lamps.
5. Halo Illumination: The illumination of a sign by projecting light behind an opaque letter or emblem which results in the appearance of ring of light around the unilluminated letter or emblem.
6. Internal Illumination: The illumination of a sign by projecting light on a translucent panel from a light source located inside of an enclosed sign cabinet.
7. Window Area: Any window pane or group of window panes contained entirely within glazing separators (muntins, mullions, piers, columns, etc.) of one and one quarter (1 ¼) inches or greater in width. Multiple window panes divided by glazing separators less than one and one quarter (1 ¼) inches in width shall be considered to be a single window area.

### **B. STANDARDS**

1. For each establishment, one and one-half (1½) square feet of total sign area shall be allowed for each linear foot of street frontage. This standard shall be known hereafter as the Linear Frontage Ratio. Unless otherwise noted, all signs (including temporary signs) shall count toward the total sign area permitted based on the Linear Frontage Ratio. For multi-tenant buildings, each establishment shall be calculated individually.

For corner establishments, each facade shall be calculated individually. Permitted sign area based on the linear frontage of one establishment or facade shall not be placed on another establishment or facade.

2. Signs shall not be animated unless otherwise noted.
3. Commercial messages that identify, advertise, or attract attention to a business, product, service, or event or activity sold, existing, or offered elsewhere than upon the same property where the sign is displayed are expressly prohibited.
4. With the exception of temporary window signs, content including contact information such as telephone numbers, e-mail addresses, and websites are prohibited.
5. "Canned" signs are internally illuminated plastic panels within a sheet metal box enclosure and shall not be used because these signs use a limited range of colors and lettering types and tend to have no relationship to the architecture of the building.

### C. GUIDELINES

1. In general, only natural construction materials such as wood, metals, ceramic, and stone should be used for signs. Synthetic materials should only be used if they are designed to resemble the recommended natural materials. Plastic or acrylic panels are strongly discouraged.
2. Illumination should consist of incandescent, halogen, neon, LED, and metal halide light sources only. High pressure sodium, low pressure sodium, and fluorescent lighting are strongly discouraged.
3. Contrasting colors should be used between the color of the background and the letters of symbols used. Light letters on a dark background or dark letters on a light background are most legible.
4. Colors or color combinations that interfere with the legibility of the sign copy should be avoided. Too many colors can confuse the message of a sign.
5. Fluorescent colors should be limited to ten (10) square feet of sign area per façade per establishment.
6. Sign design, including color, should be appropriate to the establishment, conveying a sense of what type of business is being advertised.
7. The location of all permanent signs should be incorporated into the architectural design of the building. Placement of signs should be considered part of the overall facade design. Sign locations should be carefully considered, and align with major architectural features.
8. Storefront signage should help create architectural variety from establishment to establishment. In multi-tenant buildings, signage should be used to create interest and variety.
9. All signs (including temporary signs) should present a neat and aligned appearance.
10. All signs (including temporary signs) should be constructed and installed utilizing the services of a professional sign fabricator.

## **24V.211.040 Sign Type Standards & Guidelines**

A property's permitted sign types are determined by Transect Zone as shown on Table E., Sign Types. When a property fronts multiple Corridor Types, multiple Sign Types may be combined on that property. For the purposes of this plan, the following Sign Types are established (see the summary of Sign Types on the opposite page):

- A. Monument Sign**
- B. Grand Projecting Sign**
- C. Marquee Sign**
- D. Mural**
- E. Wall Sign**
- F. Blade Sign**
- G. Projecting Sign**
- H. Awning Face Sign**
- I. Awning Valance Sign**
- J. Awning Side Sign**
- K. Above Awning Sign**
- L. Under Awning Sign**
- M. Canopy Facia Sign**
- N. Above Canopy Sign**
- O. Under Canopy Sign**
- P. Recessed Entry Sign**
- Q. Window Sign**
- R. Building Identification Canopy Facia Sign**
- S. Building Identification Wall Sign**
- T. Building Identification Window Sign**
- U. Temporary Window Sign**
- V. Temporary Wall Sign**
- W. Portable Signs**

**Table E Sign Types**

	T4.5	T4.8	T4.9	T5.3
<b>A. Monument Sign</b>	Permitted			Not Permitted
<b>B Grand Projecting Signs</b>	Not Permitted			Permitted
<b>C Marquee Signs</b>				
<b>D Grand Wall Sign</b>				
<b>E Wall Signs</b>				
<b>F Blade Signs</b>	Permitted			
<b>G Projecting Signs</b>				
<b>H Awning Face Signs</b>				
<b>I Awning Valance Signs</b>				
<b>J Awning Side Signs</b>				
<b>K Above Awning Signs</b>				
<b>L Under Awning Signs</b>				
<b>M Canopy Fascia Signs</b>				
<b>N Above Canopy Signs</b>				
<b>O Under Canopy Signs</b>				
<b>P Recessed Entry Signs</b>				
<b>Q Window Signs</b>				
<b>R Building Identification Wall Signs</b>				
<b>S Building Identification Canopy Fascia Signs</b>				
<b>T Building Identification Window Signs</b>				
<b>U Temporary Window Signs</b>				
<b>V Temporary Wall Signs</b>				
<b>W Portable Signs</b>				

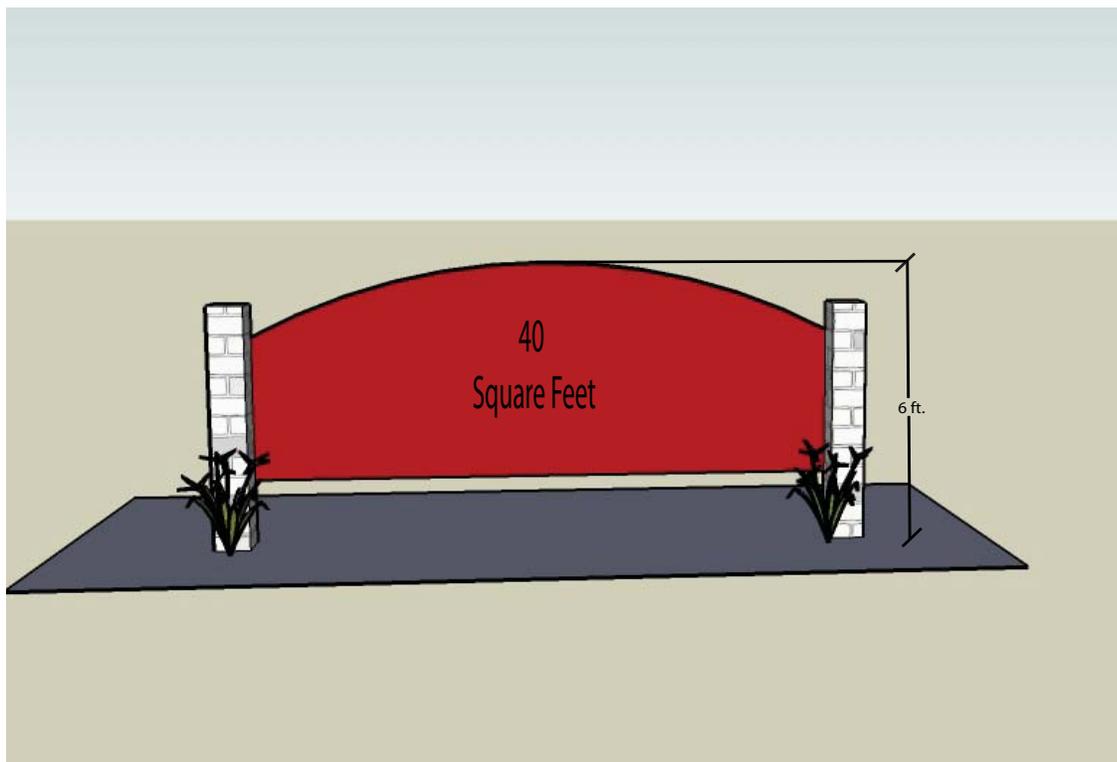
## A. MONUMENT SIGN

A monument sign is a permanent sign supported by one or more braces in or upon the ground.

Monument signs are permitted subject to Design Review pursuant to Sec. 24.420.070. of the Municipal Code.

### 1. Standards

- a. A monument sign may have a maximum sign area of 40 square feet and a maximum height of six feet as measured from the highest point of the sign structure.
- b. Any such monument sign and all its structural supports shall be located a minimum of three feet from all property lines and a minimum of ten feet from the face of any curb line.
- c. No part of a monument sign or its structural supports shall extend over any public right-of-way.
- d. Monument signs may be located in a landscape area only to the extent approved by the decision-making authority through the design review process pursuant to chapter 24.545.



## B. GRAND PROJECTING SIGN

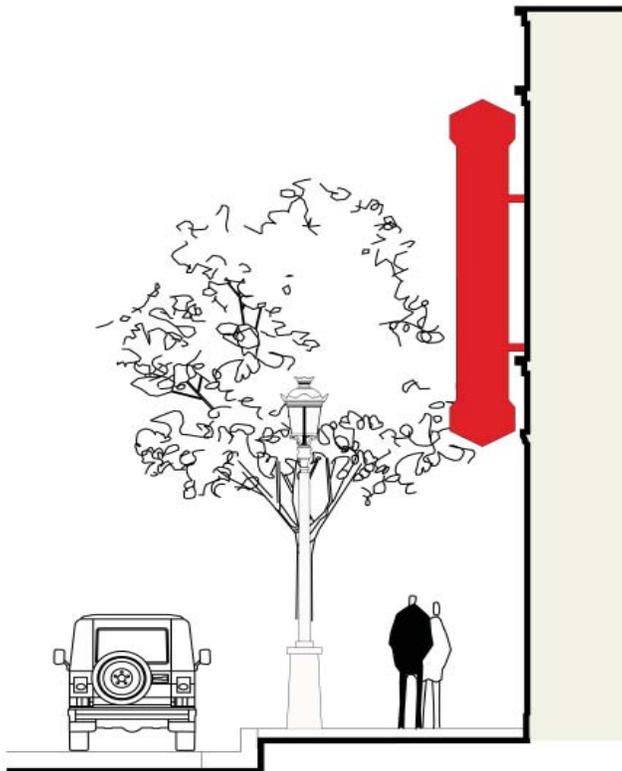
Grand Projecting Signs are tall, large, vertically oriented signs which project from the building perpendicular to the façade and which are structurally integrated into the building.

### 1. Standards

- a. Only one (1) Grand Projecting Sign shall be permitted per establishment.
- b. The area of Grand Projecting Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- c. Grand Projecting Signs shall be no taller than thirty (30) feet from the bottom-most part of the sign to the tallest part of the sign.
- d. Grand Projecting Signs may use animation provided such animation consists of flashing lights or chase lights only.
- e. Grand Projecting Signs shall project no more than six (6) feet from the façade of the building.
- f. No portion of a Grand Projecting Sign shall be lower than twelve (12) feet above the level of the sidewalk or other public right-of-way over which it projects.
- g. Letter width shall not exceed two-thirds (2/3) of the sign width.
- h. No portion of a Grand Projecting Sign shall extend more than ten (10) feet above the roofline.

### 2. Guidelines

- a. Materials used in Grand Projecting Signs should be metal and paint only.
- b. Grand Projecting Signs should be illuminated by exposed neon tube illumination or exposed incandescent bulb illumination only.
- c. Letters should be oriented right-side-up and stacked in a single upright row with the first letter being at the top of the sign and the last letter being at the bottom.



## C. MARQUEE SIGN

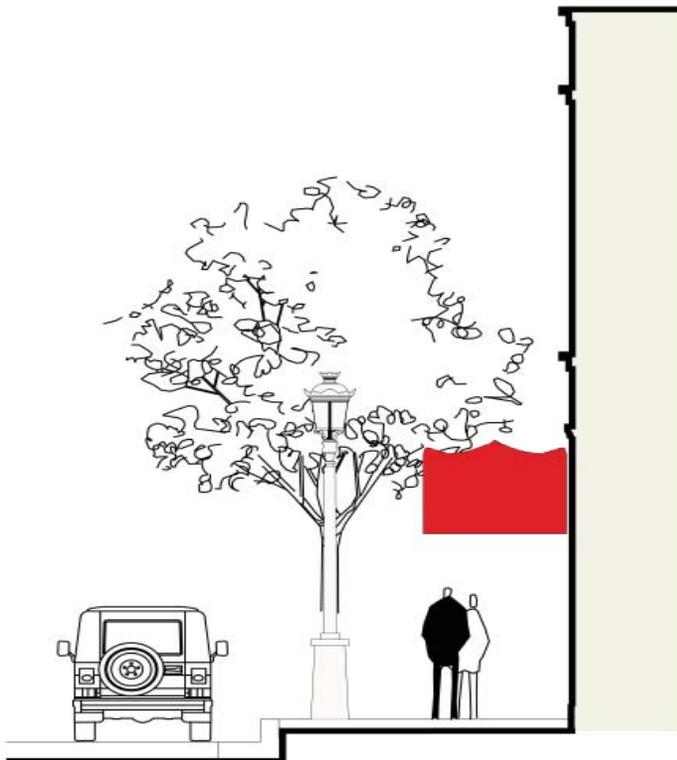
Marquee Signs are large, canopy-like structures mounted over the entrance to a theater.

### 1. Standards

- a. Marquee Signs shall only be located directly above the primary public entrance of the theatre.
- b. Only one (1) Marquee Sign shall be permitted per establishment.
- c. The area of Marquee Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- d. Marquee Signs shall have no more than three (3) faces. The total area of all faces of a marquee sign shall not exceed five hundred (500) square feet.
- e. Marquee Signs may use animation provided such animation consists of flashing lights or chase lights only.
- f. Marquee signs shall project no more than twelve (12) feet from the façade of the building.
- g. No portion of a Marquee Sign shall be lower than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.

### 2. Guidelines

- a. Materials used in Marquee Signs should be metal and paint only with the exception that plastic or acrylic may be used for readerboards.
- b. Marquee Signs should be illuminated by exposed neon tube illumination or exposed incandescent bulb illumination only, with the exception that readerboards may use internal illumination.



## D. MURALS

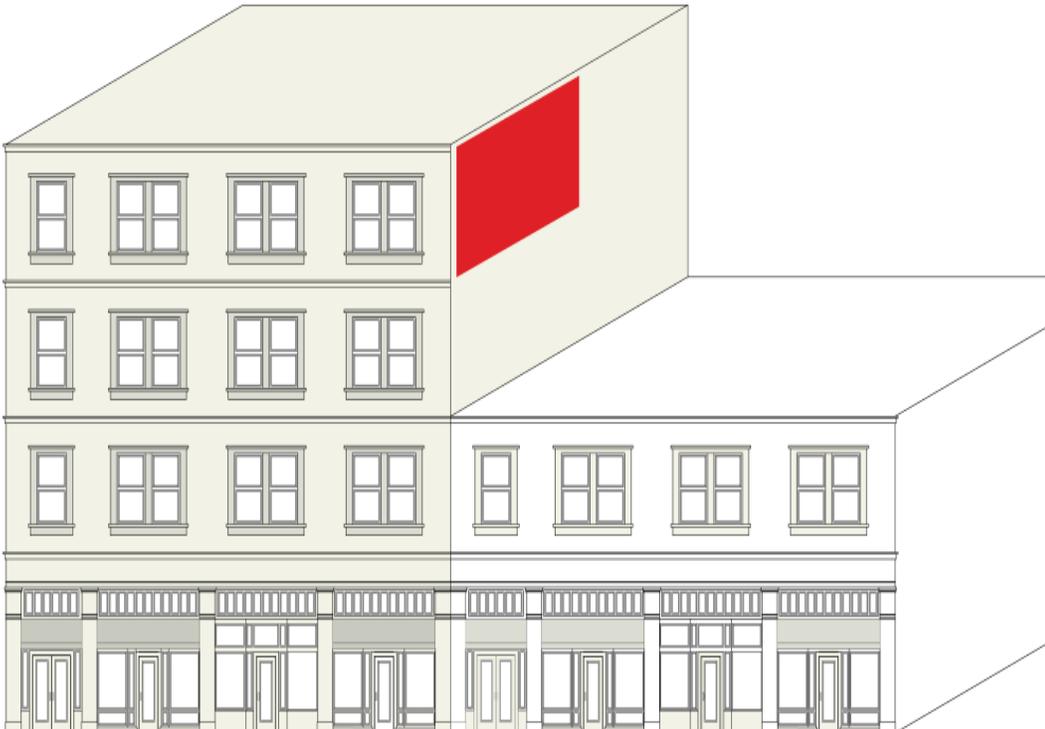
A mural is an image on a wall for non-commercial uses. All murals shall be exempt from the size restrictions. All murals shall be subject to design review, except when proposed in conjunction with the following use types: Recreation, Education, Public Safety.

### 1. Standards

- a. Murals shall only be located on unfenestrated wall areas of two thousand (2,000) square feet in size or greater.
- b. Only one (1) Mural shall be permitted per establishment per façade.
- c. Murals shall project no more than one (1) foot from the façade of the building.

### 2. Guidelines

- a. Materials used in Murals should be wood, ceramic, metal, or paint only.
- b. Murals should be illuminated by external illumination only.



## E. WALL SIGNS

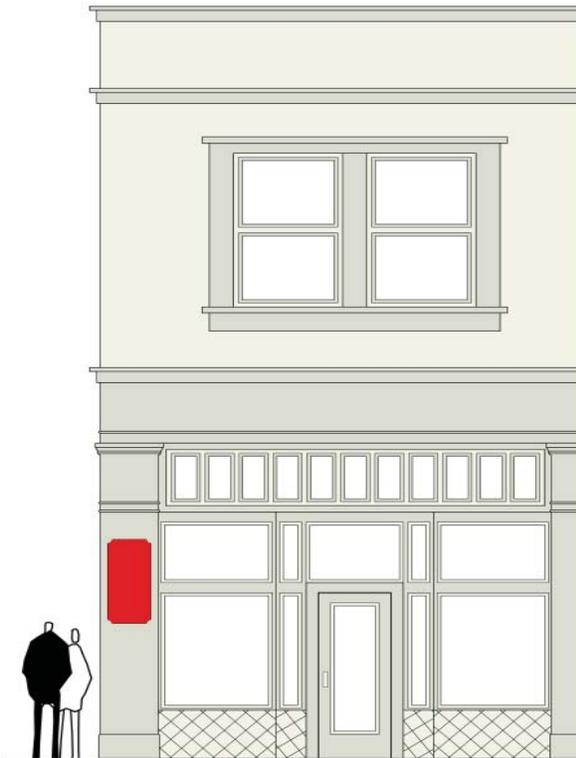
Wall Signs are signs that are located on, and parallel to, a building wall.

### 1. Standards

- a. Wall Signs shall only be mounted on a wall area within the Shopfront Frontage.
- b. No Wall Sign shall exceed one hundred fifty (150) square feet in size.
- c. The following types of establishments may use animated Wall Signs: night clubs, movie theaters, and live performance theaters with a capacity of greater than two hundred (200) persons.
  - i. Animation for such establishments shall consist of flashing lights or chase lights only.
- d. Wall Signs shall project no more than one (1) foot from the façade of the building.

### 2. Guidelines

- a. Materials used in wall signs should be wood, ceramic, metal, and paint only with the exception that movie theaters or live performance theaters with a capacity of greater than two hundred (200) persons may use plastic or acrylic for readerboards. Wall signs may also be painted directly onto the façade of the building or inscribed into the façade of the building.
- b. Wall signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.
- c. Where individual letters are used, letters should be three dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.



## F. BLADE SIGNS

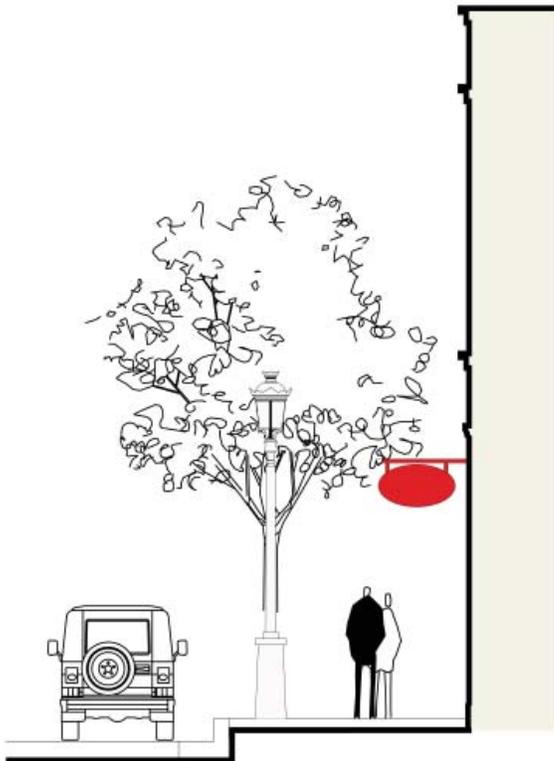
Blade Signs are oriented perpendicularly to the building façade and which are suspended under a bracket, armature, or other mounting device.

### 1. Standards

- a. Blade Signs shall only be mounted on the wall area below the second floor.
- b. No Blade Sign shall exceed sixteen (16) square feet in size.
- c. Blade Signs shall project no more than four (4) feet from the façade of the building.
- d. No portion of a Blade Sign shall be lower than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.

### 2. Guidelines

- a. Materials used in Blade Signs should be wood, metal, and paint only.
- b. Blade Signs should be illuminated by external illumination only.



## G. PROJECTING SIGNS

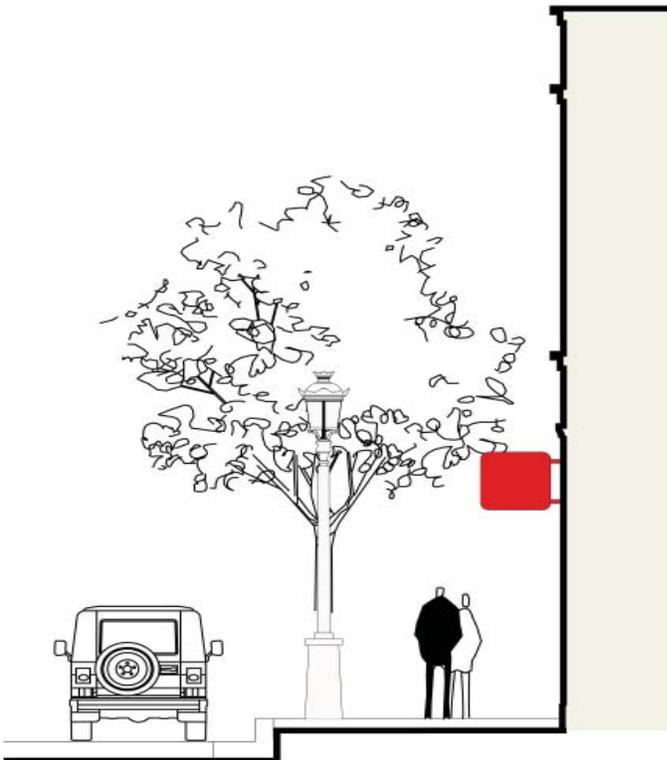
Projecting Signs are cantilevered signs that are structurally affixed to the building and oriented perpendicularly to the building façade.

### 1. Standards

- a. Projecting Signs shall only be mounted on wall area below the second floor level.
- b. No Projecting Sign shall exceed sixteen (16) square feet in size.
- c. Projecting Signs shall project no more than four (4) feet from the façade of the building.
- d. No portion of a Projecting Sign shall be lower than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.

### 2. Guidelines

- a. Materials used in Projecting Signs should be wood, ceramic, metal, and paint only.
- b. 2. Projecting Signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.



## H. AWNING FACE SIGNS

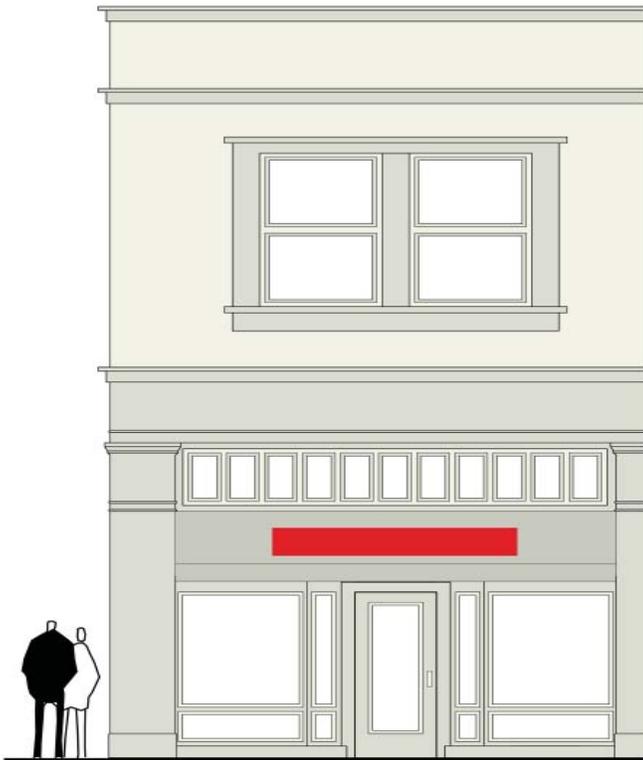
Awning Face Signs are signs applied to the primary face of an awning, including sloped awning faces and vertical “box” awning faces.

### 1. Standards

- a. No Awning Face Sign shall exceed twenty percent (20%) of the area of the awning face.
- b. Awning Face Signs shall project no farther from the building than its associated awning.
- c. No portion of an Awning Face Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.

### 2. Guidelines

- a. Awning Face Signs should consist of vinyl or paint applied directly to the awning.
- b. Awning Face Signs should be illuminated by external illumination only.



## I. AWNING VALANCE SIGNS

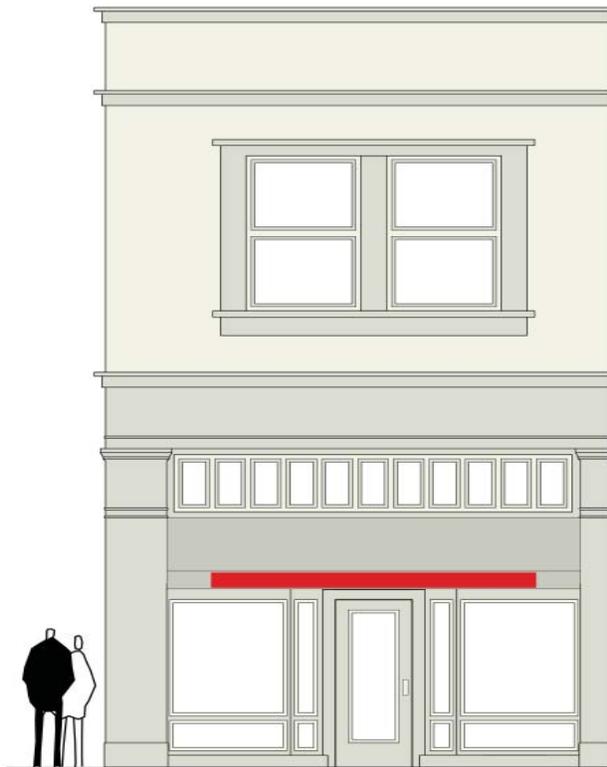
Awning Valance Signs are signs applied to the awning valance.

### 1. Standards

- a. Lettering for Awning Valance Signs shall include one (1) line of lettering not to exceed two-thirds ( $2/3$ ) the height of the valance or twelve (12) inches, whichever is less.
- b. Awning Valance Signs shall project no farther from the building than its associated awning.
- c. No portion of an Awning Valance Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.

### 2. Guidelines

- a. Awning Valance Signs should consist of metal, or vinyl or paint applied directly to the awning.
- b. Awning Valance Signs should be illuminated by external illumination only.



## J. AWNING SIDE SIGNS

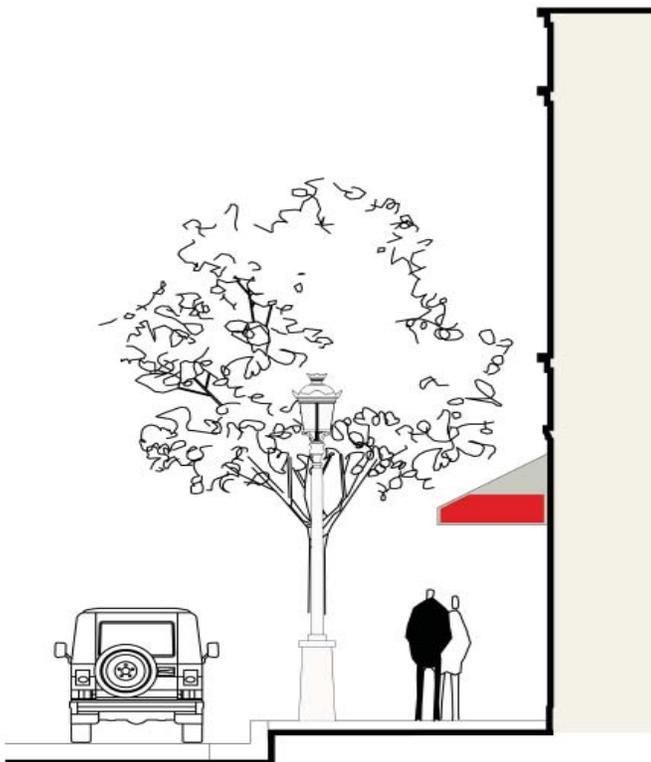
Awning Side Signs are signs applied to the side panel of an awning.

### 1. Standards

- a. The area of Awning Side Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- b. Lettering for Awning Side Signs shall not exceed twelve (12) inches in height with total sign area not to exceed twenty percent (20%) of the area of the awning side area.
- c. Awning Side Signs shall project no farther from the building than its associated awning.
- d. No portion of an Awning Side Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.

### 2. Guidelines

- a. Awning Side Signs should consist of vinyl or paint applied directly to the awning.
- b. Awning Side Signs should be illuminated by external illumination only.



## K. ABOVE AWNING SIGNS

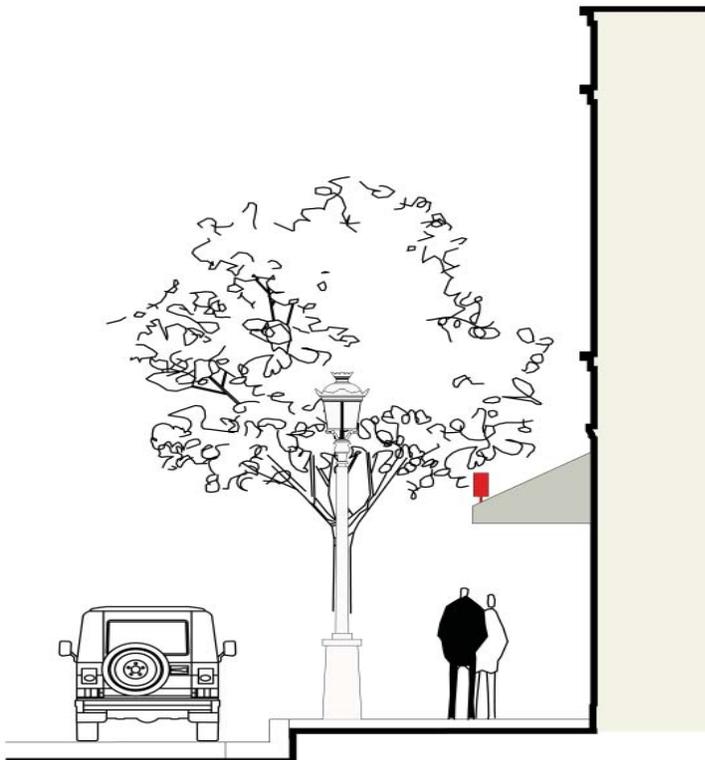
Above Awning Signs are signs which are mounted partially or entirely above the upper edge of a valance of an awning and oriented parallel to the building wall surface.

### 1. Standards

- a. Above Awning Signs shall not exceed one and one-half ( $1\frac{1}{2}$ ) times the valance height, and width shall not exceed two-thirds ( $\frac{2}{3}$ ) of the awning width.
- b. Above Awning Signs shall project no farther from the building than its associated awning.
- c. No portion of an Above Awning Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
- d. Lettering for Above Awning Signs shall include one (1) line of lettering only.

### 2. Guidelines

- a. Materials used in Above Awning Signs should be wood, metal, and paint only.
- b. Above Awning Signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.



## L. UNDER AWNING SIGNS

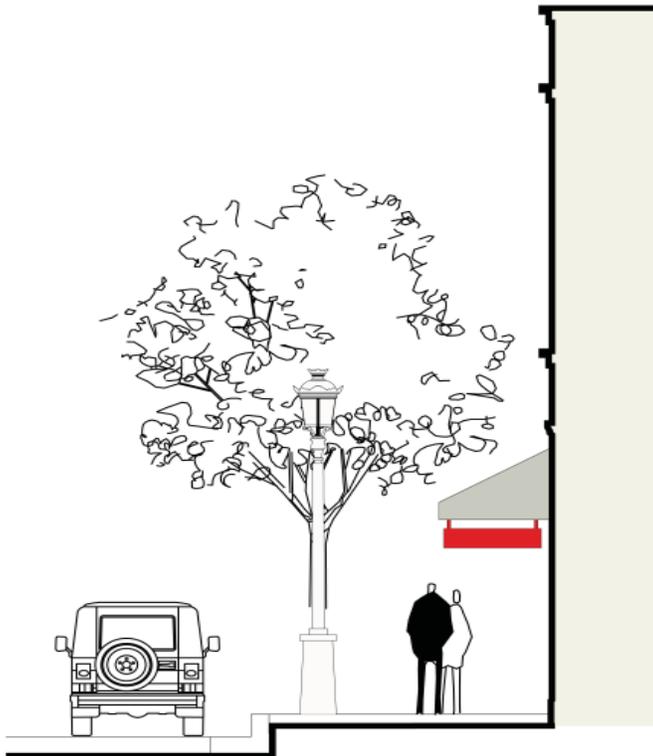
Under Awning Signs are signs which are suspended under an awning, perpendicular to the building facade.

### 1. Standards

- a. Under Awning Signs must be located adjacent to a public entrance from a City sidewalk.
- b. No more than one (1) Under Awning Sign shall be permitted per establishment per façade.
- c. The area of Under Awning Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- d. No Under Awning Sign shall exceed three (3) square feet in size.
- e. Under Awning Signs shall project no farther from the building than its associated awning.
- f. No portion of an Under Awning Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.

### 2. Guidelines

- a. Materials used in Under Awning Signs should be wood, metal, and paint only.
- b. Under Awning Signs should be illuminated by external illumination only.



## M. CANOPY FASCIA SIGNS

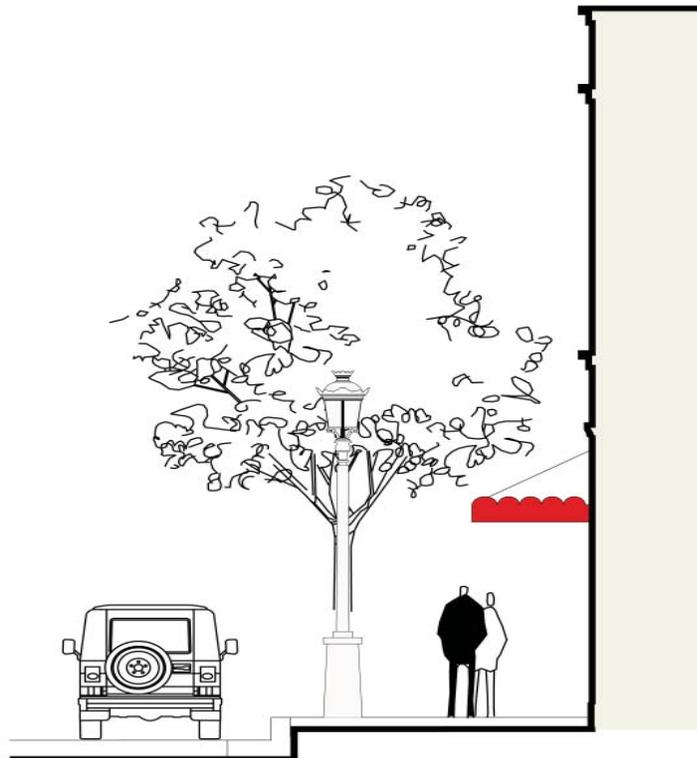
Canopy Fascia Signs are signs which are mounted to the front or side fascia of a canopy and contained completely within that fascia.

### 1. Standards

- a. The height of Canopy Fascia Signs shall not exceed two-thirds ( $\frac{2}{3}$ ) the height of the fascia or twelve (12) inches, whichever is less.
- b. The width of Canopy Fascia Signs shall not exceed two-thirds ( $\frac{2}{3}$ ) of the canopy width.
- c. Canopy Fascia Signs shall project no farther from the building than its associated canopy.
- d. No portion of a Canopy Fascia Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
- a. Canopy Fascia Signs shall consist of only one (1) line of lettering articulated as individual letters mounted directly to the canopy.

### 2. Guidelines

- a. Materials used in Canopy Fascia Signs should be metal and paint only.
- b. Canopy Fascia Signs should be illuminated by external illumination or exposed neon tube illumination only.



## N. ABOVE CANOPY SIGN

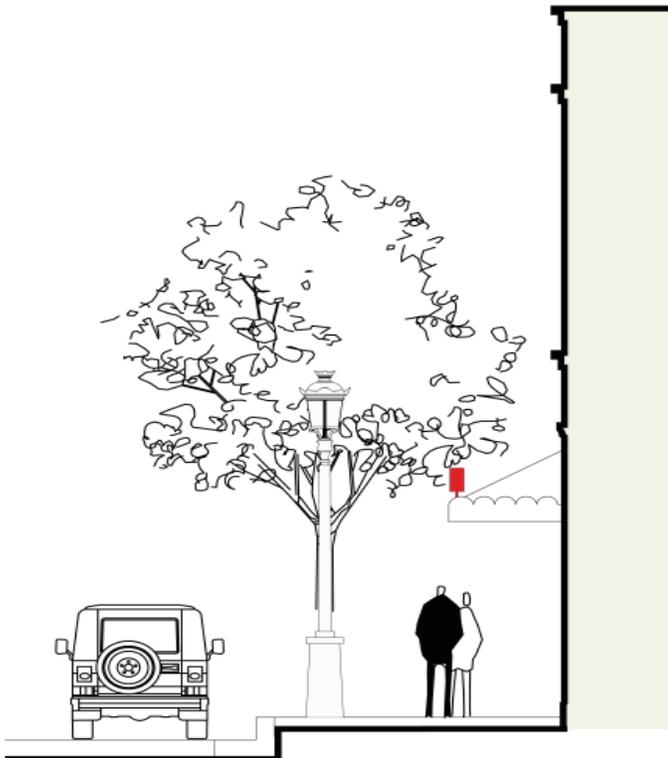
Above Canopy Signs are signs which are mounted partially or entirely above the front fascia of a canopy and oriented parallel to the building wall surface.

### 1. Standards

- a. The height of Above Canopy Signs shall not exceed one and one-half ( $1 \frac{1}{2}$ ) times the height of the fascia or twenty-four (24) inches whichever is less.
- b. The width of Above Canopy Signs shall not exceed two-thirds ( $\frac{2}{3}$ ) of the canopy width.
- c. Above Canopy Signs are permitted only above the front fascia of a canopy.
- d. Above Canopy Signs shall project no farther from the building than its associated canopy.
- e. No portion of an Above Canopy Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
- f. Lettering for Above Canopy Signs shall include only one (1) line of lettering using individual letters only.

### 2. Guidelines

- a. Materials used in Above Canopy Signs should be wood, metal, and paint only.
- b. Above Awning Signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.



## 0. UNDER CANOPY SIGN

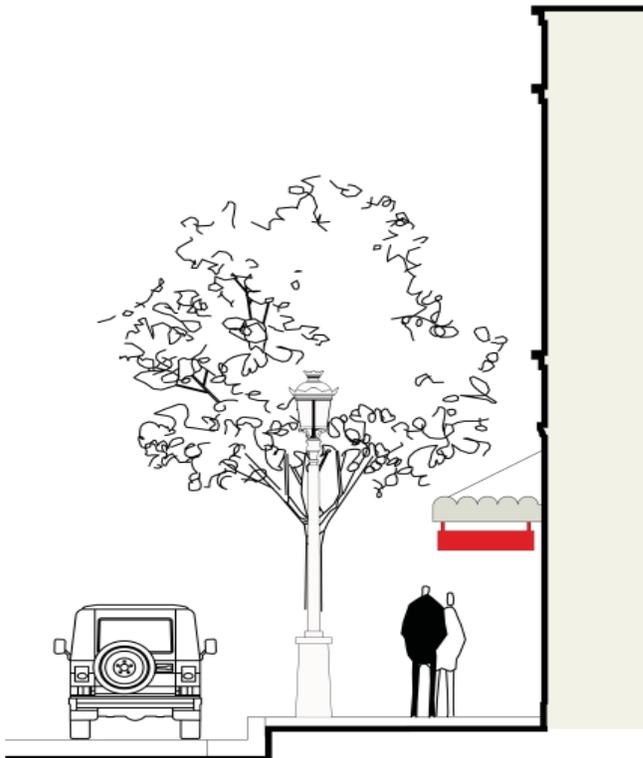
Under Canopy Signs are signs that are suspended under a canopy, perpendicular to the building facade.

### 1. Standards

- a. No more than one (1) Under Canopy Sign shall be permitted per establishment per façade.
- b. Under Canopy Signs must be located adjacent to a public entrance from a City sidewalk.
- c. The area of Under Canopy Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- d. Under Canopy Signs shall not exceed three (3) square feet in area.
- e. Under Canopy Signs shall project no farther from the building than its associated canopy.
- f. No portion of an Under Canopy Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.

### 2. Guidelines

- a. Materials used in Under Canopy Signs should be wood, metal, and paint only.
- b. Under Canopy Signs should be illuminated by external illumination only.



## P. RECESSED ENTRY SIGNS

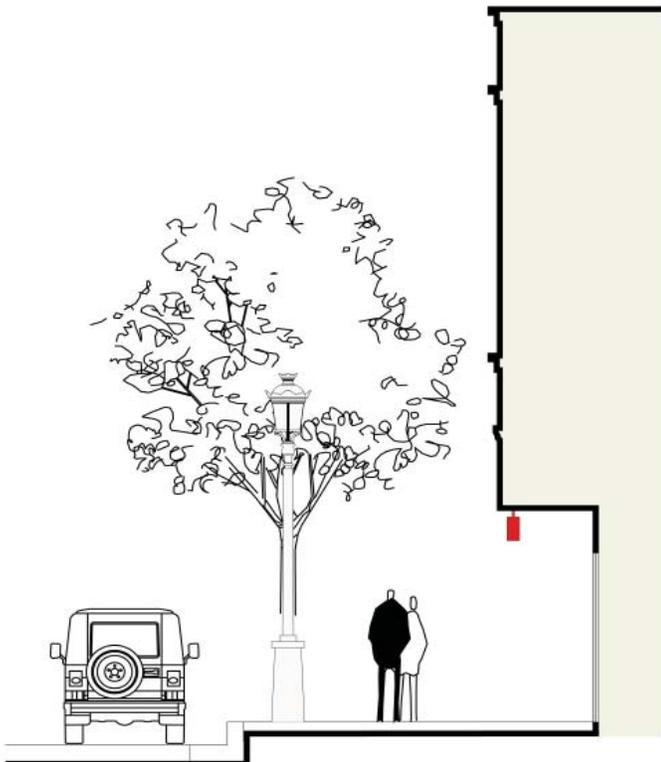
Recessed Entry Signs are signs that are oriented parallel to the building façade and which are suspended over a recessed entry.

### 1. Standards

- a. No Recessed Entry Sign shall exceed twenty (20) square feet in size.
- b. Recessed Entry Signs shall not project beyond the façade of the building.
- c. No portion of a Recessed Entry Sign shall be lower than eight (8) feet above the level of the sidewalk.

### 2. Guidelines

- a. Materials used in Recessed Entry Signs should be wood, metal, and paint only.
- b. Recessed Entry Signs should be illuminated by external illumination only.



## Q. WINDOW SIGNS

Window Signs are signs which are applied directly to a window or mounted or suspended directly behind a window.

### 1. Standards

- a. Window Signs shall be permitted on windows below the second floor level only.
- b. No more than twenty-five percent (25%) of any individual window area shall be covered or otherwise occupied by signage.
- c. The letter height of each Window Sign shall not exceed twelve (12) inches and must be taller than four (4) inches.

### 2. Guidelines

- a. Ground floor Window Signs should consist of vinyl or paint applied to the glass, neon mounted or suspended behind the glass, or framed and mounted paper signs.
- b. Ground floor Window Signs should be illuminated by exposed neon tube illumination only.



## R. BUILDING IDENTIFICATION CANOPY FASCIA SIGNS

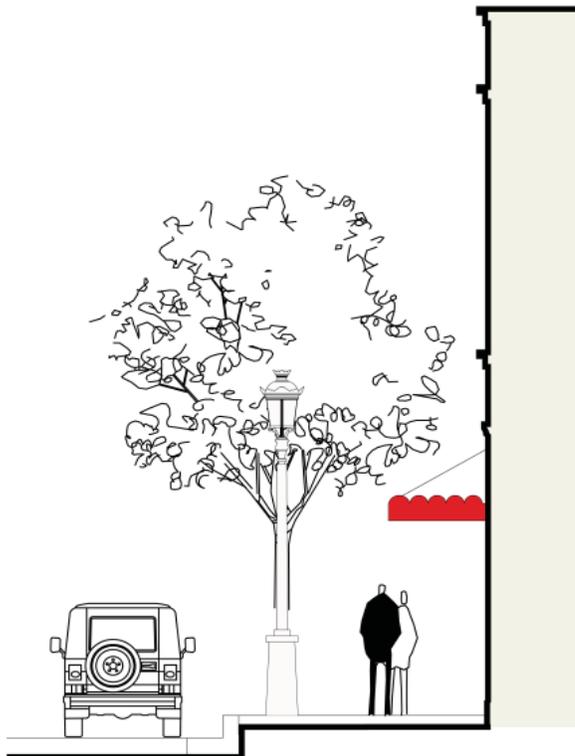
Building Identification Canopy Fascia Signs are signs which are mounted to the front or side fascia of a canopy, contained completely within that fascia and oriented parallel to the building wall surface and which announce the name of a building.

### 1. Standards

- a. Building Identification Canopy Fascia Signs shall be located only on the fascias of a canopy above the primary building entrance and shall be located entirely within the canopy fascia.
- b. Only one (1) canopy per façade may have Building Identification Canopy Fascia Signs.
- c. The area of Building Identification Canopy Fascia Signs shall not count towards the total sign area permitted based on linear frontage.
- d. Building Identification Canopy Fascia Signs shall not exceed one (1) line of lettering not to exceed two-thirds (2/3) the height of the fascia or twelve (12) inches, whichever is less.
- e. Building Identification Canopy Fascia Signs shall project no farther from the building than its associated canopy.
- f. No portion of a Building Identification Canopy Fascia Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
- g. Lettering for Building Identification Canopy Fascia Signs shall include only one (1) line of lettering using individual letters only.

### 2. Guidelines

- a. Building Identification Canopy Fascia Signs should consist of metal letters, vinyl or paint applied to canopy, or may be inscribed into the canopy.
- b. Building Identification Canopy Fascia Signs should be illuminated by external illumination only.



## 5. BUILDING IDENTIFICATION WALL SIGNS

Building Identification Wall Signs are signs located on, and parallel to a building wall that announce the name of a building.

### 1. Standards

- a. Building Identification Wall Signs shall be located only on the frieze, cornice, or fascia area of storefront level; frieze, cornice, fascia, parapet of the uppermost floor; or above the entrance to main building lobby.
- b. Only one (1) building identification wall sign shall be permitted per building per street-facing façade.
- c. The area of Building Identification Wall Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- d. Building Identification Wall Signs shall be no taller than twenty-four (24) inches in height.
- e. Building Identification Wall Signs shall project no more than one (1) foot from the façade of the building.

### 2. Guidelines

- a. Building Identification Wall Signs should be inscribed into the façade, painted onto the façade, or constructed of individual metal letters.
- b. Building Identification Wall Signs should be illuminated by external illumination or halo illumination only.



## T. BUILDING IDENTIFICATION WINDOW SIGNS

Building Identification Window Signs are signs applied directly to a window or mounted or suspended directly behind a window.

### 1. Standards

- a. Building Identification Window Signs shall only be located on a transom window above a primary entrance, or the glazed area of primary door.
- b. Only one (1) Building Identification Window Sign shall be used per building per street-facing façade.
- c. The area of Building Identification Window Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- d. No more than twenty-five percent (50%) of any individual window area shall be covered or otherwise occupied by signage.
- e. The letter height of each Building Identification Window Sign shall not exceed twelve (12) inches and must be taller than four (4) inches.

### 2. Guidelines

- a. Building Identification Window Sign should consist of vinyl or paint applied to the glass only.
- b. Building Identification Window Sign should not be illuminated.



## U. TEMPORARY WINDOW SIGNS

Temporary Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window and are designed, constructed and intended for display on private property for a period of not more than ninety (90) consecutive days per year.

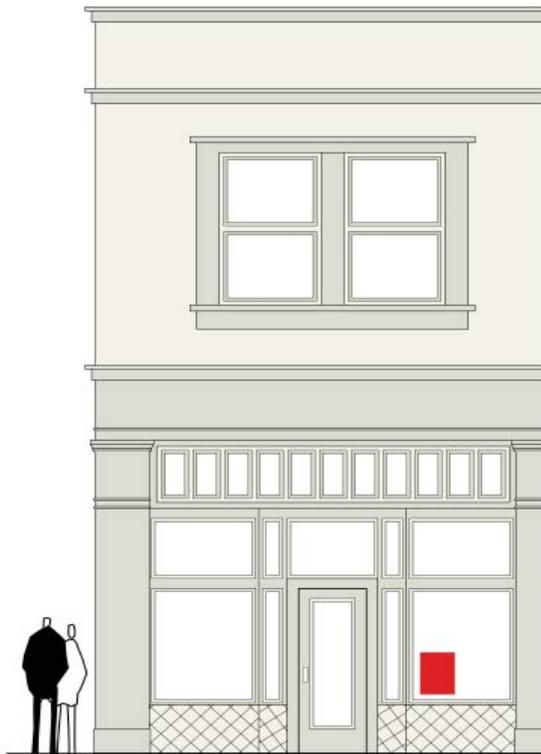
Examples include “grand opening”, “special sale,” and seasonal signage.

### 1. Standards

- a. Temporary Window Signs shall be located only on ground floor windows on building facades that face a public street or a parking lot.
- b. Temporary Window Signs may not exceed six (6) square feet in size.
- c. Temporary Window Signs shall not cause the total amount of the window area covered with signage to exceed twenty-five percent (25%).
- d. Temporary Window Signs which satisfy the above standards and General Standards do not require a permit.

### 2. Guidelines

- a. Temporary Window Signs should be constructed of paint applied directly to the glass or framed paper signs placed behind the glass.
- b. Temporary Window Signs should not be illuminated.
- c. A temporary window sign shall not exceed 40 percent of the area of any window upon which it is placed, singly, or in combination with any other temporary or permanent window signs. Temporary window signs shall be allowed on the first floor only. Temporary window signs require approval of a director’s permit and may only be used for a maximum of 90 days per calendar year.



## V. TEMPORARY WALL SIGNS

Temporary Wall Signs which are located on, and parallel to, a building wall and are designed, constructed, and intended for display on private property for a period of not more than ninety (90) consecutive days per year. Examples include “grand opening”, “special sale,” and seasonal temporary banner signage.

### 1. Standards

- a. Temporary Wall Signs shall only be mounted on a wall area below the second floor level that faces a public street or a parking lot.
- b. A maximum of one (1) Temporary Wall Signs is allowed per establishment.
- c. No Temporary Wall Signs shall exceed thirty-two (32) square feet in area.
- d. Temporary Wall Signs shall project no more than one (1) foot from the façade of the building.

### 2. Guidelines

- a. Materials used in Temporary Wall Signs should consist of a flexible vinyl material with grommet holes installed around the edges to accommodate attachment to a building.
- b. Temporary Wall Signs should not be illuminated.

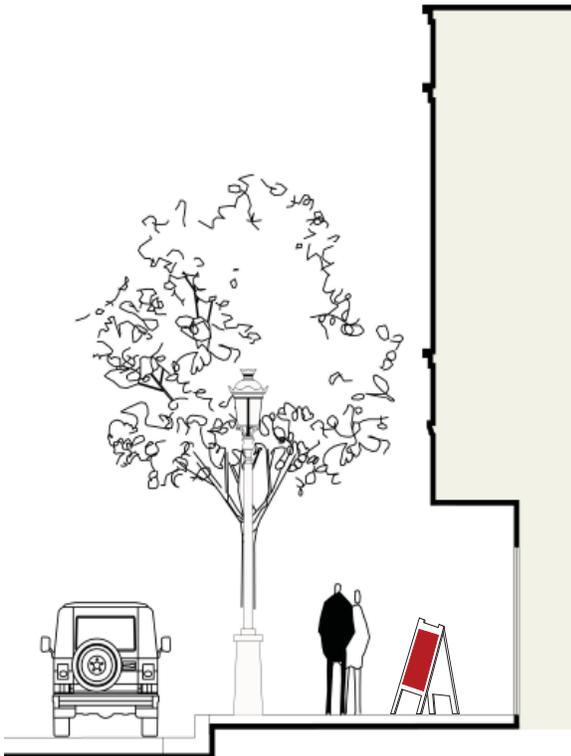


## W. PORTABLE SIGNS

A portable sign is a sign that is self-supporting, designed to be moveable, and not structurally attached to the ground, a building, a structure or another sign. Portable signs include, but are not limited to, sandwich board signs, A-frame signs, and other similar signs.

### 1. Standards

- a. One portable sign is allowed per building
- b. Portable signs shall be placed on private property immediately in front of the business, within the width of store frontage and not, for example, at the street corner in front of other businesses. For businesses located in an arcade or plaza, a portable sign may be placed at the street entrance to the arcade or plaza.
- c. Portable signs shall be stored indoors after hours of operation.



# 24V.300

## ADMINISTRATION

### 24V.300.010 Purpose

This SUBPART 24V of the City of San Buenaventura Zoning Ordinance shall be known, and may be cited, as the “Victoria Avenue Corridor Development Code” or may be cited simply as the “Victoria Code”. References to “Code” or “Development Code” within the text of this Victoria Avenue Corridor Development Code are references to this Victoria Avenue Corridor Development 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 2005 City of Ventura General Plan (“Our Well Planned and Designed Community”) designates certain significant “Corridors” for future evaluation and implementation actions. Included among these corridors is the Victoria Avenue corridor located along the borders of both the Thille and Montalvo Planning Communities. The Victoria Avenue Corridor Development Code carries out the policies of the General Plan by classifying and regulating the types and intensities of development and land uses within the Montalvo and Thille areas consistent with, and in furtherance of, the policies and objectives of the General Plan. This Victoria Avenue Corridor Code is adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the community. More specifically, the purposes of this Victoria Avenue Corridor Code are to:

1. Secure Victoria Avenue’s identity as a prestigious business corridor;
2. Create an urban fabric made up of connected streets, small blocks, and public open spaces;
3. Produce high-quality buildings that shape and activate the public realm;
4. Call for a higher level of intensity than is typical in adjoining neighborhoods, created through significant workplace additions along with new retail space and housing;
5. Create a distinctive character along Victoria Avenue with boulevard-scale buildings in a mixed use edge lining a re-designed public realm and, on larger sites, creating new internal neighborhoods and districts; and
6. Successfully integrate new retail stores on the corridor edge and new activity nodes.

### **24V.300.020 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 65000 et seq.).

### **24V.300.030 Responsibility for Administration**

This Development Code shall be administered by: the San Buenaventura City Council, hereafter referred to as the "Council;" the Planning Commission, referred to as the "Commission;" the Design Review Committee, hereafter "DRC," the Historic Preservation Committee, referred to as "HPC," the Community Development Director or the Director's designee, referred to as the "Director;" and the Community Development Department, hereafter referred to as the "Department," as specified by the provisions of 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 Victoria Avenue Corridor Code, the zoning ordinance, the City's General Plan, and the orderly development of the City.

### **24V.300.040 Applicability**

This Development Code applies to all land uses, subdivisions, and development within the City of San Buenaventura Victoria Avenue Corridor Development Code area as follows.

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

It shall be unlawful, and a violation of this Development Code for any person to establish, construct, reconstruct, enlarge, alter, or replace any use of land or structure, except in compliance with the requirements listed below, including those relating to nonconforming uses, structures, and parcels. No Building Permit or Grading Permit shall be issued by the City unless the proposed construction complies with all applicable provisions of this Development Code.

#### **B. DESIGN AND DEVELOPMENT STANDARDS, CONDITIONS OF APPROVAL**

Each structure and land use shall comply with all applicable standards of this Code, any additional regulations within the Zoning Ordinance for specific use types that are cited in Section 24V.203.030, Table C. (Allowed Land Uses), and any applicable conditions imposed by a previously granted discretionary planning permit or approval.

### **C. ALLOWABLE USE**

Land uses are allowed by this Development 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 24V.203.030 (Land Use Table).

### **D. PERMIT AND APPROVAL REQUIREMENTS**

Any discretionary planning permit or other approval required by Section 24V.203.030 (Land Use Table) 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.

### **E. 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.

### **F. 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.

### **G. MINIMUM REQUIREMENTS**

The provisions of this Victoria Avenue Corridor Code are minimum requirements for the protection and promotion of the public health, safety, and general welfare. When this Victoria Avenue Corridor 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 Victoria Avenue Corridor 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.

### **H. INTERFACE WITH OTHER REGULATORY REQUIREMENTS**

1. **Municipal Code Provisions.** This Victoria Avenue Corridor Code is a subpart of the San Buenaventura Municipal Code. The Development Code supplements and in some cases replaces the requirements of the City of San Buenaventura Municipal Code, Division 24, as follows:
  - a. When the content of this Development Code conflicts with the requirements of Division 24 of the Municipal Code, this Code shall govern.

- b. Otherwise applicable requirements of the Municipal Code addressing topics not covered by this Code apply to development and land uses in the Victoria Avenue corridor.
2. Zoning Ordinance Provisions. This Victoria Avenue Corridor Code is a sub-part of the zoning ordinance. If a conflict occurs between a requirement or other provision of this Victoria Avenue Corridor Code and a requirement or other provision of the zoning ordinance, the provision of this Victoria Avenue Corridor Code shall control regardless of whether the Victoria Avenue Corridor Code provision is more liberal or more restrictive. In any instance where there is no conflict between a requirement of this Victoria Avenue Corridor 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 Victoria Avenue Corridor Code, the zoning ordinance provision shall apply.
3. Victoria Avenue Corridor Code requirements. In the event of any conflict within the requirements of this Victoria Avenue Corridor Code, the provisions of Chapters 24V.202 (Overlay Zones), 24V.204 (Frontage Type Standards), and 24V.206 (Building Type Standards) shall control over Chapter 24V.203 (Allowed Land Uses) and 24V.200 (Zones and Development Standards).
4. Development Agreements or Specific Plans. If a conflict occurs between a requirement of this Development Code and an applicable standard adopted as part of a development agreement or specific plan, the requirement of the development agreement or specific plan shall apply.
5. Private agreements. This Victoria Avenue Corridor 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.

### **24V.300.050 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.

#### **B. 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.

### **C. DEVELOPMENT STANDARDS, CONDITIONS OF APPROVAL**

Each land use and structure shall comply with the development standards of Chapter 24V.200 and 24V.202 (Zones and Development Standards and Overlay Zones), Chapter 24V.206 (Building Type), any applicable standard of Chapter 24 (Municipal Code), and conditions imposed by a previously granted planning permit.

### **D. DESIGN REVIEW**

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

1. All new development 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.
3. Proposed new buildings or significant landscaping in the Parks and Open Space zone
4. All new Sign Programs

### **E. USE PERMIT**

A land use identified by Chapter 24V.203 (Zones and Development Standards) as a "UP" (Use Permit) use, shall require a Use Permit. Zoning Regulations Chapter 24.520 (Use Permit Procedure) specifies the Use Permit processing procedure.

### **F. DIRECTOR'S PERMIT**

Uses or activities of the Development Code requiring Director's Permit approval shall be processed according to the requirements of Zoning Regulations Chapter 24.505 (Director's Permit Procedure). Approval of a Director's Permit shall be required for the following:

1. Temporary uses (Zoning Regulations Chapter 24.120)
2. Uses Permitted by Right ("P") if Design Review is not required
3. Outdoor dining in ROW

### **G. PHASED IMPLEMENTATION OF DEVELOPMENT CODE PROVISIONS**

At the request of an applicant and at the discretion of the Director, compliance with the standards and special conditions of any Transect Zone may be implemented in stages. Staged compliance will be subject to approved phasing plans, in order to ensure that new development will establish a foundation for subsequent full implementation of the goals of the General Plan and regulations of the Victoria Avenue Corridor Development Code.

As part of a submittal for planning approval, applicants must submit and receive approval from the Design Review Committee for the following:

4. A master plan for the subject parcel(s) demonstrating compliance

with all applicable standards and special conditions at buildout, and

5. A Phase One master plan and additional documentation as needed to demonstrate:
  - a. Compliance with all standards and special conditions pertaining to: building placement, frontage type, building type, use, parking provision, street block and landscaping, architecture and signage and;
  - b. Responsiveness to the Plan's guidelines pertaining to building placement, frontage type, building type, use, parking provision, street, block and landscaping, architecture and signage.

#### **H. NONCONFORMITY REGULATIONS**

This section regulates nonconforming lots, nonconforming structures, and nonconforming uses, including uses that are nonconforming as to required off-street parking. This section is intended to allow nonconforming lots, structures, uses, and off-street parking arrangements to continue to the extent consistent with the health, safety, and public welfare purposes of this Plan, with the ultimate goal being to bring such nonconforming lots, structures, and uses into compliance with the Plan.

1. Nonconforming Lots. Lots that are nonconforming as to width may be adjusted or subdivided provided the resulting reconfiguration brings the nonconforming lot into, or closer to, conformity with the requirements of this plan.
2. Nonconforming Buildings or Structures. Buildings or other structures that are nonconforming as to setback, height, or other Development Code provisions may be added to, repaired, or replaced only to the extent permitted by this section.
  - a. Additions.
    - i. Additions or expansions to nonconforming buildings or structures shall be limited to entrance vestibules and loading docks, and additions or expansions limited to no more than ten (10) percent of the gross floor area of the existing building or structure only upon review and approval by the Design Review Committee. Additions, expansions, or modifications, including the removal of interior demising walls that would result in an increase in the gross floor area of an individual retail establishment to more than 100,000 square feet, are prohibited. Nothing in this section shall be construed to authorize uses that are not permitted in Table C, Allowed Land Uses.
    - ii. Maximum value of improvements over any 5-year period shall not exceed twenty-five (25) percent of the estimated cost of duplicating the entire structure as it existed prior to such addition.
    - iii. This section (24V.300.050.H.2.a, Additions) shall automatically be repealed on May 20, 2019, unless otherwise ratified or amended by the City Council.

- b. Restoration of buildings or other structures. If a nonconforming building or structure is damaged or partially destroyed by fire, flood, wind, earthquake, or other calamity or act of God or the public enemy to the extent of not more than fifty (50) percent of the estimated cost of duplicating the entire structure as it existed prior to such damage or partial destruction, structural alterations, or other repairs for purposes of reconstruction may be carried out so long as they are repaired or replaced to the condition in which they existed immediately prior to the damage. Structural alterations, or other repairs for purposes of reconstruction may be carried out so long as they are repaired or replaced to no more than their original size (i.e., no additional floor space shall be added) except when it would bring the building or structure closer to conformity. Restoration shall be subject to approval by the Design Review Committee.
  - c. Other repair. Repair of nonconforming buildings or structures, other than repairs required for restoration of damaged or partially destroyed buildings, may be carried out provided that:
    - i. No structural alterations may be carried out unless those structural alterations are determined by the building official to be required for protection of the public health or safety
    - ii. The total cost of repairs over any 5-year period shall not exceed twenty-five (25) percent of the estimated cost of duplicating the entire structure, as it existed prior to such repair.
  - d. Alterations. Alterations to nonconforming buildings or structures, including but not limited to loading docks, new facades, and modernizations for the purposes of improving the energy or water efficiency of a nonconforming building or structure such as the installation of solar collection systems, energy efficient electrical or heating or cooling systems, or water conserving plumbing systems may be permitted so long as the total cost over any 5-year period does not exceed twenty-five (25) percent of the estimated cost of duplicating the entire structure, as it existed prior to such alteration.
3. Nonconforming Uses.
- a. A nonconforming use, including any uses incidental thereto, may continue provided such use is not intensified or expanded in any way. Nonconforming uses shall not be changed to any other use, in whole or in part, except to a conforming use which is permitted in the zoning district in which the subject site is located. Once a nonconforming use on a site, or a portion of a site, has been discontinued for an uninterrupted period of six months, or changed to a conforming use which is permitted in the zoning district in which the site is located for any period of time, no such nonconforming use may be reestablished anywhere on that site.
  - b. Nonconforming due to annexation. See Municipal Code Sec. 24.465.050.3.
  - c. Time extension. An extension of the time limits specified in subparagraph 3a of up to but not more than one year may be

granted by the Community Development Director upon verification of documented evidence of a continuous good faith effort to re-establish the nonconforming use. Such evidence shall consist of records of expenditures, newspaper advertisements and/or real estate listings. A request for a time extension must be submitted in writing by the applicant prior to the expiration of the six- (6) month time limit. Any extension approved by the Community Development Director shall be made in writing and shall specify the date after which no nonconforming use will be permitted upon the subject property. Fees and processing procedures shall be based upon fees and procedures set forth for "Time Extension for Start of Construction."

#### **I. SUBDIVISIONS AND ZONE CHANGES**

1. Development increments that exceed the specified Maximum Block Perimeter 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.

#### **J. TREATMENT OF POTENTIAL HISTORIC RESOURCES**

Prior to completion of the Historic Resources Survey for the entire Victoria Avenue Corridor area, all new development and demolitions subject to the Victoria Avenue Corridor Development Code shall be evaluated on an interim basis as follows:

1. 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.
2. Upon reviewing a "Phase I" historic assessment, the Community Development Director may request additional documentation in the form of a Phase II study.
3. 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.
4. 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.
5. 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 24V.200 -24V.206.

## **K. ANIMALS**

Domestic animals, as defines in Chapter 24.110 of the Municipal Code, are permitted, 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, as defined in Chapter 24.110 of the Municipal Code, are not permitted.

Wild animals, as defined in Chapter 24.110 of the Municipal Code, are not permitted.

## **L. OTHER REVIEW PROCEDURES**

The following procedural requirements of the Zoning Regulations and State law shall also apply within the plan area:

Alcoholic Beverage Establishments (24.460)

Parking Determination Procedure (24.512)

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)

State Density Bonus Law

Home Occupations (24.125)

## **24V.300.060 VARIANCES : WARRANTS, EXCEPTIONS, DESIGN REVIEW**

### **A. TYPE**

Variances are classified into three 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.

#### **1. Warrant**

- b. A Warrant is a deviation that would permit a practice 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.
- c. Any Building Type performance standard with the notation "[W]" indicates a mandatory requirement unless Warrant approval is obtained.

- i. All of the following Urban Standards are mandatory requirements unless approval of a Warrant is obtained:
    - ii. Building Placement: Architectural Encroachments
    - iii. Building Type: Minimum Lot Width - by no more than a 10-foot reduction and where all requirements of Chapter 24V.206 (Building Types), exclusive of those measures designated [DR], are met.
    - iv. Building Height
  - d. Warrants are subject to Director review and action in a public Administrative hearing.
  - e. Warrants are discouraged but may be permissible when they fulfill the Victoria Avenue Corridor Plan'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 24V.200.
2. Exceptions
- a. An Exception is a deviation that would permit a practice that is not consistent with a specific provision of this Code that is critical to the furtherance of its purpose, policies, and action.
  - b. Any Building Type performance standard with the notation "[E]" indicates a mandatory requirement unless Exception approval is obtained.
  - c. All of the following Urban 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.
  - e. Exceptions are strongly discouraged since they severely compromise the ability to fulfill the Plan's goals, policies, and actions.
3. Design Review
- a. A Design Review Variance is a deviation that would permit a practice that is not consistent with a specific design provision of this Code.
  - b. Any deviation from a building type evaluation standard that, regardless of the use of terms such as "should" and "shall," is followed by the notation "[DR]" is subject to Design Review.

## **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 24V.206 (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 that 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. The Warrant, while not consistent with a specific provision of this Code, is justified by its intent or by hardship.
2. The Warrant would result in development compatible with the scale and character of existing development in the vicinity.
3. The Warrant would result in development that is not detrimental to or that would adversely impact adjacent properties.
4. In addition to 1, 2, and 3 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 24V.200 (Zones and Development Standards) and 24V.202 (Overlay Zones) is warranted.

5. 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.

6. Conditions of approval

In approving a Warrant or Exception, the review authority may impose any reasonable conditions to ensure that the approval complies with the findings required above.

## **24V.300.070 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. COUNTY PROPERTIES**

The Development Code's provisions do not apply to the Ventura County Government Center, unincorporated properties, or County-leased properties within the Corridor Plan area. The City shall encourage cooperative planning with Ventura County in order to achieve the Plan's intent as expressed in the Victoria Avenue Corridor Plan.

### **B. 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 24V.200 and 24V.202 (Zones and Development Standards and Overlay Zones), Chapter 24V.206 (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).

### **C. EXEMPT ACTIVITIES AND LAND USES**

1. Decks, paths and driveways. Decks, platforms, on-site paths, and driveways that are not required to have a Building Permit or Grading Permit

2. Fences and walls in compliance with height and location.
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. Commercial buildings. Ordinary non-structural repairs to, and maintenance of, existing commercial buildings, 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.
  - b. Single-family dwellings. Ordinary non-structural repairs to, and maintenance of, single-family dwellings.
  - c. 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 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 24V.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: exceed 120 square feet in total area including related equipment; contain more than 2,000 gallons of water; or 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 24V.200 (Zones and Development Standards) and Zoning Regulations Chapter 24.497 (Telecommunications Facilities).

## 24V.300.080 Rules of Interpretation

Except for Section 24V.102 (relating to the interpretation of Regulating Plan and Transect Zone Boundaries) and Section 24V.203.030 (relating to the interpretation of the Land Use Table), the interpretation of any provision of this Victoria Avenue Corridor Code, including the implementation of the Regulating Plan, shall be carried out in accordance with Section 24.105.080.

## 24V.300.090. How to Use this Code

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

1. Locate the subject parcel on the Regulating Plan (Section 24V.102.040).
2. Note the Zone designation for that parcel.
3. Also note any special designations for that parcel that may also be present on the Regulating Plan, such as a “4-story height overlay” or a “shopfront required” overlay, as these requirements will supersede other provisions in the Zone standards.
4. To determine the uses that are allowed in that Zone, refer to the Allowable Land Use Table (Section 24V.203.030, Table C).
5. Refer to the Zone standards for the Zone that applies to the subject parcel. These standards provide all the basic setback and height requirements for the parcel. Remember that any special designations on the Regulating Plan supersede the information on the Zone page.
6. Development regulations established in this Plan are of two types, Standards and Guidelines.
  - a. Standards address those aspects of development that are essential to achieve the goals of the Corridor Plan. They include specifications for site development and building design, such as permitted land uses, building height, and setbacks. Conformance with Standards is mandatory. Such provisions are indicated by use of the words “shall,” “must,” or “is / is not permitted.” As provided in Article III, Administration, phased conformity with specified standards is permitted.
  - b. Guidelines provide guidance for new development in terms of aesthetics and other considerations such as zone character or design details. They are intended to direct building and site design in a way that implements the Community’s goals for the Victoria corridor as expressed in this Plan and in the Ventura General Plan. Whereas conformance with the Standards is mandatory, conformance with the Guidelines is preferred and/or recommended. Provisions that fall into this category are indicated by the use of the words “should,” “may” or “are encouraged to.” In various cases, the Guidelines provide a choice of treatments that will achieve the desired effect. Although direct conformance with the Guidelines is the surest route to swift approval, developers are permitted

to propose alternative design details if they are able to show that such details implement the intent of this Plan.

7. The Zone standards specify the setback and height regulations for buildings, parking and associated site improvements, and also identify the Building Types and Frontage Types that are allowed.
8. A range of Building Types – from least urban/intense to most urban/intense – is presented in Section 24V.206. One of the Types allowed in the applicable Zone must be selected.
9. A range of Frontage Types – from least urban to most urban – are presented in Section 24V.204. One of the Types allowed in the applicable Zone must be selected, and integrated with the selected Building Type.
10. For parcels fronting Victoria Avenue, a range of public frontage types are presented in Section 24V.202 (Victoria Shopfront Overlay or Parkway Overlay). One of the Types allowed in the applicable Zone must be selected and integrated with the selected Frontage Type.
11. Note that Building Types may be combined, as described in Section 24V.210 (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. Mixed Type Development regulations also require a mix of uses to ensure that an adequate amount of workplace is developed to create a Business Corridor.
12. Development increments that exceed the specified Maximum Block Perimeter 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, as required in Section 24V.208, Blocks and Streets.
13. The applicant shall 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. Redevelopment and construction of new streets according to the amended Regulating Plan may be phased as incremental development is proposed (see 24V.300.050.G.) Phased Implementation of Development Code Provisions.)
14. Terms used throughout the Development Code that have not previously been defined in the San Buenaventura Municipal Code can be found in the Definitions (Section 24V.400).

# 24V.400

## DEFINITIONS

### 24V.400.010 Purpose

This Section provides definitions of terms and phrases used in this Victoria Avenue Corridor 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 Victoria Avenue Corridor 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 Victoria Avenue Corridor 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 Victoria Avenue Corridor Code.

### 24V.400.020 Definitions Of Specialized Terms And Phrases

As used in this Victoria Avenue Corridor 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.

- Accessory Building** See Zoning Ordinance Chapter Sec. 24.110.
- Active Side Yard** The landscaped, private open space located along Side Court Housing that is “activated” by the building’s dwelling unit entrances.
- Adult Business** See Zoning Ordinance Chapter 24.492.
- Alley** A narrow service way located on the interior of a block. Alleys provide service areas, parking access, and utility easements. Alleys can be publicly or privately owned and maintained.
- Alley Setback**
1. The required minimum distance from an alley’s edge of pavement to any building.
  2. The minimum values for setback dimensions are listed under 24V.200 (Zones and Development Standards).

3. The alley setback must be landscaped according to Building Type requirements.

**Anchor Retail**

A large-scale retail store, which by virtue of its regional draw, is intended to draw customers from a large area who are likely to patronize other nearby retail shops, restaurants, and personal services located within a walkable retail cluster such as a Town Center or Shopping Mall.

**Animation**

More than one change in sign's message or lighting within a single twenty-four (24) hour period.

**Articulation**

Architectural elements that create breaks in the horizontal and vertical surfaces and masses of buildings

**Auto- or motor vehicle related sales or services**

A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, mobile home, recreational vehicle, or watercraft sales, and Vehicles for sale may be displayed outdoors or indoors, as authorized by a Use Permit. Also includes the dismantling, repair, servicing, alteration, restoration, recycling, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. Does not include: the sale of auto parts/accessories separate from a vehicle dealerships or Gas Stations.

**Banking and Financial Services**

Financial institutions including banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies

**Bar, Tavern, Night Club**

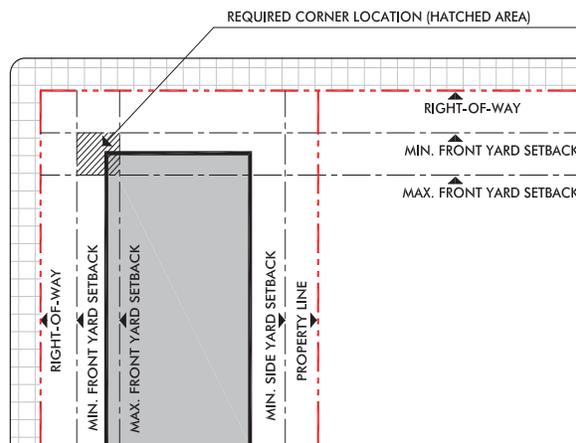
An establishment providing entertainment such as live music and dancing, on-site alcohol consumption, but not adult entertainment. The sale of alcoholic beverages is separately regulated by Chapter 24.460 (Alcoholic Beverage Establishments - Use Permit). Entertainment is also separately regulated by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

**Block**

The aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares. An alleyway does not constitute the boundary of a Block

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

- Build-to-Corner**
1. The Build-To-Corner requirement specifies that buildings must “hold the corner” of the parcel at the intersection of two streets.
  2. The build-to-corner location is defined by the minimum and maximum front street and side street setback lines. Where the Build-To-Corner Building Placement is required, new development must meet this requirement by siting the building at its street corner.
  3. Build-To-Corner requirements are listed under 24V.200 (Zones and Development Standards).



**Building** A permanent, enclosed structure on a parcel

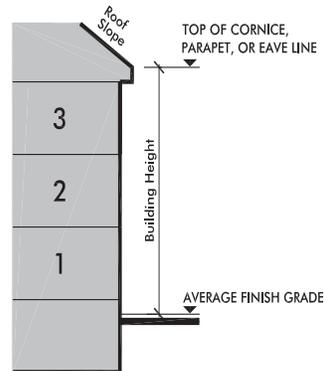
**Building Composition** A building’s spatial arrangement of masses and architectural elements in relation to each other and the building as a whole

**Building Disposition** The placement of a building on its lot.

**Building Function** Uses accommodated by a building and its lot. Functions (i.e.: use) are categorized Table B Land Use Tables (Section 24V.203.031) and are either permitted by right or via use permit.

**Building Height** The vertical extent of a building, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from

the average grade of the enfronting thoroughfare to the top of cornice, parapet, eave line of a peaked roof, or mansard roof ridgeline. Number of floors shall not include portions of the building substantially submerged or partly submerged below grade such as basements or podiums. Height for inhabited structures is regulated by both the number of floors permitted, and by total feet permitted. Height for non-inhabited structures (e.g. parking garages) is regulated by total feet permitted. New structures must meet the minimum and maximum for both floor and dimension requirements [E].



- Building Mass** Part or all of building's three dimensional bulk
- Building Placement** The location and orientation of a building or buildings on a parcel
- Building Type** A structure category determined by function, placement on the lot, and configuration, including frontage and height.
- Bulk Reduction:**
  1. A reduction in the overall square feet of the upper stories of tall buildings to ensure compatibility with lower building in the Plan Area
  2. Where bulk reduction is required, the total square feet for each floor of a building above the fourth floor shall be reduced by a certain percentage relative to the floor plate of the fourth floor.
  3. The value of the reduction percentage required is specified under 24V.200 (Zones and Development Standards)
  4. Bulk reduction may occur as a single uniform step back or as a series of step backs along multiple facades. Step backs should be designed in coordination with the horizontal and vertical massing of the building architecture, and should be used to create terraces and other inhabitable outdoor spaces.

**Business Support Service**

A business that provides services to other businesses. Examples include: Blueprinting Computer-related services (rental, repair) Copying and quick printing services Film processing and photofinishing (retail) Mailing and mail box services.

**Carriage House**

A separate, attached or detached, complete housekeeping unit with kitchen, sleeping and full bathroom facilities, located on the same parcel as a Primary Building but subordinate in size.

**Civic**

Uses or buildings owned, leased, or 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 Space**

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**

The term collectively defining workplace, office and retail functions.

**Community Meeting**

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**

Surroundings, including a combination of architectural, natural and civic elements that define specific neighborhood or block character.

**Corridor**

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

**Day Care**

Day care centers as defined by the Health and Safety Code, and the day care and supervision of more than 12 children under 18 years of age for period less than 24 hours per day.

<b>Density</b>	The number of dwelling units within a standard measure of land area, usually given as units per acre.
<b>Drive-Through Retail or Service</b>	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.
<b>Driveway</b>	A vehicular lane within a lot, usually leading to a garage.
<b>Dwelling – Second Unit</b>	A dwelling unit stacked above or attached at grade to a garage, located on an alleyway at the rear of a lot that includes a main residence building that is one of the following Building Types: Rowhouse, Duplex, Triplex, Quadplex, Single Family Detached – Front Yard, or Single Family Detached – Side Yard. 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>Dwelling - Single Dwelling</b>	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.
<b>Elevation</b>	An exterior wall of a building not along a Frontage Line. See: Facade.
<b>Encroachments</b>	<ol style="list-style-type: none"> <li>1. Built elements that extend into required setback areas or public rights-of-way.</li> <li>2. Awnings, entrance porticos, porches, stoops, stairs, and entrance overhangs, are permitted to encroach within the required front setback as shown in the frontage type illustrations.</li> <li>3. Balconies, bay windows, eaves, and other permitted encroachments may extend up to a maximum of 6 feet into the private frontage.</li> <li>4. At zero-setback areas, building overhangs such as trellises, canopies and awnings may extend horizontally into the public frontage up to a maximum of 6 feet. These overhangs must provide a minimum of 8 feet clear height above sidewalk grade.</li> </ol>

<b>Enfront</b>	To place an element along a frontage line, as in “porches enfront the street.”
<b>Entrance, Principal</b>	The main point of access of pedestrians into a building.
<b>Exposed Incandescent Bulb Illumination</b>	The illumination of a sign by incandescent bulbs which are mounted directly to the face of the sign.
<b>Exposed Neon Tube Illumination</b>	The illumination of a sign by neon tubes which are mounted directly to the face of the sign.
<b>External Illumination</b>	The illumination of a sign by projecting light on to the face of the sign from a light source located outside of the sign, such as “gooseneck” lamps.
<b>Facade</b>	The exterior wall of a building that is set along a Frontage Line (see Elevation; Frontage Line).
<b>Floor area, gross</b>	<p>The total number of square feet of actual floor, stair, loft, or mezzanine area included within the outside faces of the surrounding exterior walls.</p> <p>The gross floor area of an individual business establishment within a multi-tenant building is measured from the outside faces of the applicable exterior walls to the centerline of the demising walls. The gross floor area of one business establishment shall be aggregated with the gross floor area of an adjoining establishment if there is direct interior access between two or more establishments. Outdoor space utilized for the display, storage, or sale of goods shall be counted toward the overall gross floor area.</p>
<b>Front Setback</b>	<ol style="list-style-type: none"> <li>1. The permitted distance from the right-of-way line along a Front Street to the primary building façade. This is illustrated in the setback diagram on the following page.</li> <li>2. The minimum and maximum values for the setback dimension along Victoria Ave. and along all other streets are listed under 24V.200 (Zones and Development Standards).</li> <li>3. Buildings not abutting a street shall conform to the dimensions and requirements for semi-public paseos and/or courtyards described in section 24V.206 (Building Types).</li> </ol>

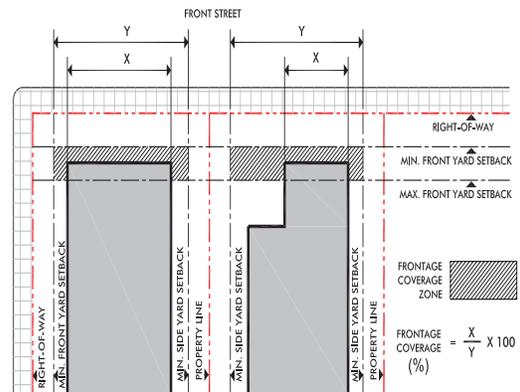
4. Front setback areas must be landscaped in accordance to requirements established by Frontage Type and Building Type.

**Frontage Coverage**

1. The minimum percentage of the length of the frontage coverage zone that shall be occupied by the front façade(s) of the primary building(s).
2. Minimum Frontage Coverage percentages are shown under 24V.200 (Zones and Development Standards).
3. In order to connect the public sidewalk with courtyards and parking lots in the interior or at the rear of a parcel, development may incorporate a paseo that counts towards the frontage coverage requirements. A paseo is a paved pedestrian walkway penetrating the building to access interior parking, courtyards, or other public spaces. The width of a paseo may not exceed 15 feet.

**Frontage coverage zone**

The rectangle formed by the minimum and maximum front setback lines and the minimum side setback or side street setback lines.



**Frontage Line**

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.

**Gas Stations**

Retail sale, from the premises, of vehicle fuel that 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.

**Halo Illumination** The illumination of a sign by projecting light behind an opaque letter or emblem that results in the appearance of ring of light around the unilluminated letter or emblem.

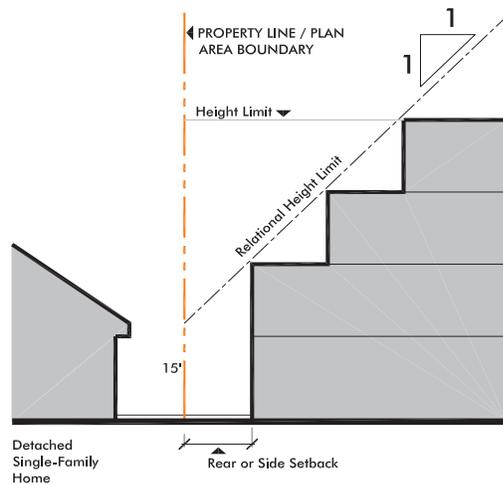
**Health/Fitness Facility** Establishments offering predominantly participant sports within an enclosed building. Typical uses include bowling, alleys, billiard parlors, pool halls, indoor ice or roller skating rinks, indoor racquetball courts, indoor batting cages and health or fitness club.

**Height** See Building Height

**Height limit adjacent to homes**

A height limit adjacent to homes creates an appropriate height relationship where new development is adjacent to existing homes outside of the Plan Area.

1. This relational height limit is applied to new development on any parcels that abut another parcel with a home outside of the Plan Area.
2. The relational height limit is controlled by a 45-degree slope originating at a height of 15 feet along the applicable property line (creating a 1 to 1 height to setback ratio) as shown in the adjacent diagram.
3. This relational height limit shall be required for areas as specified in 24V.200 (Zones and Development Standards).



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

**Infill** A project within existing urban fabric.

<b>Internal Illumination</b>	The illumination of a sign by projecting light on a translucent panel from a light source located inside of an enclosed sign cabinet.
<b>Liner Building</b>	A building specifically designed to mask a parking lot or a parking garage from a frontage.
<b>Live/Work</b>	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, and which includes:1. Complete kitchen space and sanitary facilities in compliance with the California Building Standards Code; and2. Working space reserved for and regularly used by one or more occupants of the unit.
<b>Lodging</b>	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.
<b>Lot Line</b>	The boundary that legally and geometrically demarcates a lot (see Frontage Line).
<b>Lot Width</b>	The length of the principal Frontage Line of a lot.
<b>Medical/Dental</b>	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.
<b>Mortuary, Funeral Home</b>	A funeral homes and/or parlor, where deceased are prepared for burial or cremation, and funeral services may be conducted.
<b>Neighborhood</b>	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.

<b>Office</b>	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.
<b>Parking Facility - Public or Commercial</b>	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.
<b>Parking Structure</b>	A building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher.
<b>Passage</b>	A pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.
<b>Path</b>	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.
<b>Pedestrian Shed</b>	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 “walkshed” or “walkable catchment.”) A Linear Pedestrian Shed is elongated to follow a Commercial corridor.
<b>Personal Services</b>	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** The element of the public streetscape that accommodates street trees. Planters may be continuous or individual.

**Primary Building** The main building(s) on a lot, within which the primary uses operate, (see Table 16). Primary buildings shall be located within the building envelope as specified in 24V.200 (Zones and Development Standards).

**Printing and Publishing**

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** 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.

**Property Maintenance Services**

See Zoning Ordinance Chapter 24.115

**Public Frontage** 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.

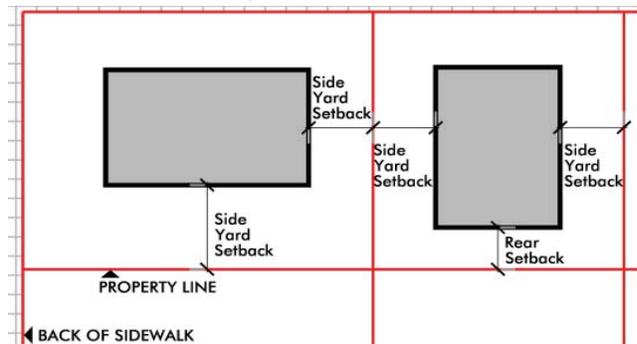
**Rear Alley** A vehicular driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

**Rear Lane**

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.

**Rear Setback**

1. The required minimum distance from the rear property line to the primary building as shown below.
2. The minimum values for the setback dimensions are listed under 24V.200 (Zones and Development Standards).
3. The required rear setback areas must be landscaped according Building Type.

**Repair Services**

See Zoning Ordinance Chapter 24.492.

**Research and Development (R&D)**

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 (see "Laboratory").

**Residential**

Premises available for long-term human dwelling.

**Residential Accessory Use or Structure**

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**

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**

Establishments engaged in the sale of goods and merchandise. Examples of these stores and lines of merchandise include: Antiques stores, Art galleries, retail Art supplies, including framing services, Artisan shops, Auction rooms, Auto parts (not including installation services), Bakeries, Bicycles, Books, magazines, and newspapers, Cameras and photographic supplies, Clothing, shoes, and accessories, Collectibles, Department stores, Drug stores and pharmacies, Dry goods, fabrics and sewing supplies, florists and houseplant stores, hobby materials, jewelry, luggage and leather goods, musical instruments, parts and accessories, orthopedic supplies, religious goods, second hand stores, small wares, specialty shops, sporting goods and equipment, stationery, toys and games, variety stores, video stores

**Retail Frontage Line**

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

**Rowhouse**

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

**Safety Services**

See Zoning Ordinance Chapter 24.492.

**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.

**Setback**

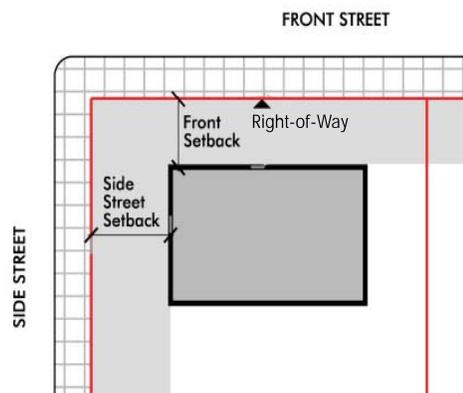
The area of a lot measured from the lot line to a building facade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level)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

**Shy Distance**

A designated width or buffer area along a path to allow for the pedestrian to instinctively avoid proximity to objects such as buildings, retaining walls, curbs, poles, and fences. A shy distance should be maintained between the required clear path of a sidewalk and obstacles near the clear path to maintain the usable width of the clear path.

**Side Street Setback**

1. The required distance from the right-of-way line along the Side Street to the side street building façade. This is illustrated in the setback diagram below.
2. The minimum and maximum values for setback dimensions are listed under 24V.200 (Zones and Development Standards).
3. The side setback area must be landscaped according to the principles set forth in requirements established by Building Type.

**Side Yard Setback**

1. The required minimum distance from the side property line to the primary building as shown in the diagram above (see "Rear Setback.")
2. The minimum and maximum values for setback dimensions are listed under 24V.200 (Zones and Development Standards).
3. Side setback areas must be landscaped according to the principles set forth in requirements established by Building Type.

<b>Sidewalk</b>	The paved layer of the public frontage dedicated exclusively to pedestrian activity.
<b>Single Room Occupancy (SRO)</b>	A building with single rooms that are made available for rental and that provide sleeping areas with shared bathrooms and kitchens.
<b>Special Residential</b>	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).
<b>Specialized Education/Training</b>	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.
<b>Story</b>	A habitable level within a building where ground floor 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.
<b>Street</b>	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).
<b>Streetscape</b>	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.**

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.

**Thoroughfare**

A vehicular way incorporating moving lanes and parking lanes within a right-of-way.

**Townhouse**

syn: Rowhouse.

**Transect**

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 SmartCode 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**

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.

**Type**

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.)

**Window Area**

Any window pane or group of window panes contained entirely within glazing separators (muntins, mullions, piers, columns, etc.) of one and one quarter (1 ¼) inches or greater in width. Multiple window panes divided by glazing separators less than one and one quarter (1 ¼) inches in width shall be considered to be a single window area.

**Wireless Telecommunication Facility**

See Zoning Ordinance Chapter 24.492.

# APPENDIX

RESOLUTION NO. 84-25

A RESOLUTION OF THE COUNCIL OF THE CITY  
OF SAN BUENAVENTURA APPROVING AN AMENDMENT  
TO THE COMPREHENSIVE PLAN OF THE CITY  
OF SAN BUENAVENTURA - MP-64

BE IT RESOLVED by the Council of the City of San Buenaventura as follows:

SECTION 1: City Council Resolution No. 84-16 is hereby rescinded and replaced with the following.

SECTION 2: A City initiated application has been filed for an amendment to the Comprehensive Plan for that area known as the Moon Drive Study Area, further described as that area bounded on the west by Victoria Avenue, on the south by Third Street, on the east by Alameda Street, and on the north by the Montalvo Mound Area northerly of Eighth Street.

SECTION 3: All proceedings have been duly taken as required by law, the City Council finds that the requirements regarding a Comprehensive Plan Amendment which are contained in City Council Resolution No. 78-11 have been satisfied by reason of the following facts:

- A. That the amendment request is being made to clarify the policies regarding access/circulation plans and lot assembly patterns required prior to commercial redevelopment of the area.
- B. That the subject area will remain consistent in terms of land use designation with other properties in the vicinity.
- C. That this request will not be detrimental to surrounding land uses.

SECTION 4: City Council Resolution No. 77-172 is hereby rescinded and replaced with the following policy regarding the Moon Drive Study Area.

SECTION 5: The City Council also finds that the following lot assembly, access policy and redevelopment standards are needed for each subarea of the Moon Drive Study Area that is designated as appropriate for "PC" (Planned Commercial) land uses. The recommended lot assembly and access standards shall be depicted on an exhibit map and adopted by Planning Commission resolution.

## LOT ASSEMBLY AND ACCESS POLICY GUIDELINES

### A. Area North of Eighth Street.

- Minimum assembly pattern of three lots shall be required.
- Single driveway access from Eighth Street to each development shall be allowed.
- No vehicular access from Victoria Avenue shall be permitted to any development except for a right-turn exit only from the development onto Victoria Avenue.

### B. Area North of Moon Drive to Eighth Street.

#### 1. Lots Fronting on Victoria Avenue

- Minimum assembly pattern of two lots shall be required.
- No vehicular access from Victoria Avenue shall be permitted.
- Single driveway access from Moon Drive and Eighth Street shall be permitted.

#### 2. Lots Fronting on Alameda Street

- Minimum assembly pattern of three lots shall be required.
- No vehicular access from Alameda Street shall be permitted.

### C. Area North of Third Street to Moon Drive.

#### 1. Lots Fronting on Victoria Avenue/Moon Drive

- Minimum assembly pattern of three lots shall be required.
- Moon Drive shall be widened from Victoria Avenue to the rear of the three lots fronting Victoria Avenue as a part of any development which occurs on that lot combination. All widening shall be done per the specifications of the City Engineer.
- Vehicular access from Victoria Avenue shall be limited to one two-way driveway located between Walker Street and Moon Drive and not to be located closer than 150 feet from either intersection.

- Internal access to be provided at the rear of the commercial properties shall be through the use of a minimum 25-foot wide, two-way mutual access driveway. Any such driveway shall be installed at the rear of the portion of the property. A public alleyway shall not be allowed.

2. Lots Fronting on Alameda Street

- Minimum assembly pattern of two lots shall be required.
- Single driveway access to each development shall be permitted.

3. Lots Fronting on Ventura Boulevard

- Two driveway accessways shall be provided for those lots fronting on Ventura Boulevard. These driveways will link access from Ventura Boulevard to the internal driveways located at the rear of the properties.

#### INTENT AND GOALS

While the lot assembly and internal access plans are intended to be flexible, the plans recommended have been based upon existing land uses, patterns of ownership, and anticipated traffic and circulation patterns on Victoria Avenue. These plans are intended to preclude individual lot commercial developments and accesses to Victoria Avenue, land locked or residual parcels that might occur without lot assembly, and having to contend with differing lot assembly and access schemes on a case-by-case basis.

#### REDEVELOPMENT STANDARDS

It is the City Council's intent that the redevelopment strategies for this area allow for a variety of general retail or office uses in areas proposed for commercial uses rather than transient or auto oriented uses, such as repair or storage facilities or fast-food restaurants, bars or cocktail lounges. In order to more fully meet the objectives of these strategies, to complement existing and future commercial and residential uses, and to minimize potentially unsightly and noisy conditions, it is the intent of these strategies that all new commercial uses be compatible in character and scale with surrounding commercial and residential uses.

All properties to be redeveloped shall be annexed to the City. Zoning of all parcels for redevelopment shall be C-P-D (Commercial Planned Development) with a maximum height of two stories and shall otherwise conform to the City's C-P-D zoning standards. Lot assembly



CASE NO. MP-64  
EXHIBIT "A"

LEGEND

-  LOT ASSEMBLY BOUNDARY
-  ACCESS
-  LOT ASSEMBLY BOUNDARY & ACCESS
-  COMMERCIAL USES
-  MAINTAIN EXISTING SINGLE-FAMILY RESIDENTIAL DWELLINGS
-  TRAFFIC SIGNAL

