

ORDINANCE NO. 2023-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA APPROVING TEXT AMENDMENTS TO THE ZONING ORDINANCE TO ESTABLISH CHAPTER 24.305, RESIDENTIAL AND MIXED-USE OVERLAY DEVELOPMENT CODE, TITLE 24, ZONING REGULATIONS, SAN BUENAVENTURA MUNICIPAL CODE IN ORDER TO MEET THE CITY'S REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) ALLOCATION AND RECOMMENDATIONS OUTLINED IN THE 6TH CYCLE HOUSING ELEMENT (2021-2029)

WHEREAS, on January 31, 2022 the City of San Buenaventura City Council adopted the 6th cycle Housing Element (2021-2029); and

WHEREAS, the City's Housing Element requires rezoning of certain properties to provide the site inventory needed to meet the City's Regional Housing Needs Assessment (RHNA) allocation; and

WHEREAS, on May 24, 2023, the Planning Commission of the City of San Buenaventura held a duly noticed public hearing and at that time considered all testimony, written and oral and forwarded a recommendation to adopt the proposed zone text amendments.

WHEREAS, on July 10, 2023, the City Council was presented text amendments to the San Buenaventura Municipal Code Zoning Regulations establishing Chapter 24.305, Residential and Mixed-Use Overlay Development Code, as depicted in this ordinance; and,

WHEREAS, on July 10, 2023, the City Council of the City of San Buenaventura held a duly noticed public hearing and at that time considered all testimony, written and oral, and approved the proposed text amendments to the Zoning Ordinance.

The Council of the City of San Buenaventura does ordain as follows:

SECTION 1: The above recitations are true and correct and are incorporated herein by this reference.

SECTION 2: The proposed ordinance text amendments are consistent with and reflective of the General Plan's goals, policies, and intent to encourage orderly growth and development in a manner that preserves the public's health, safety, and welfare because it addresses changes that have occurred in the City's housing needs by implementing the policies, procedures, and programs contained in the updated 2021-2029 Housing Element. Specifically, the amendments further 2021-2029 Housing Element Policy 3.4 which states "*establish citywide objective standards for housing, while considering form-based codes citywide to accommodate infill and mixed-use development contextually*" and Policy 3.8, which calls to "*Facilitate the development of mixed-use projects in appropriate areas, including standalone residential developments (horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use).*"

SECTION 3: CALIFORNIA ENVIRONMENTAL QUALITY ACT.

As part of the adopted Housing Element, and Addendum, Case No. EIR-1-22-62118, to the 2005 General Plan Final Environmental Impact Report (FEIR), EIR-2452, was conducted, including increased dwelling units as part of rezoning, and found the following:

No substantial changes are proposed in the project, and no changed circumstances under which the proposed project is to be undertaken that would require major revisions of the previous EIR have been identified. No new significant environmental effects or substantial increase in the severity of previously identified significant effects under the certified FEIR have been found with the proposed project. Further, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows that (1) the proposed project would have one or more significant effects not previously discussed in the approved FEIR; (2) significant effects previously examined will be substantially more severe; (3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or (4) mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects. Addendum #2 to the 2005 Ventura General Plan Final Environmental Impact Report is complete, in compliance with CEQA, and it represents the independent judgment of the City of San Buenaventura.

SECTION 4: These sections of Chapter 24.305 of Title 24 of the San Buenaventura Municipal Code, "Residential and Mixed Use Overlay Development Code," are hereby established in its entirety as follows:

24. Chapter 24.305: Residential and Mixed-Use Overlay Development Code (LM and MU Overlays)

24.305.010 Zone Standards

24.305.010.A. Low-Moderate Density/Rowhouse Overlay Zone (LM)

1. Description.

The Low-Moderate Density/Rowhouse (LM) overlay zone small lot detached and attached single-family homes (bungalow courts, cottage clusters, etc.), duplexes/triplexes/quadplexes, and rowhouse development at 14.1 – 20 dwelling units per acre.

2. Building Types.

Only the building types shown in the table below are allowed in the LM overlay zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24.305.020.A (Building Type Design Standards).

Table 24.305.010.A.-1. Allowed Building Type Table

| Allowed Building Types |
|---------------------------|
| Single Family House |
| Duplex, Triplex, Quadplex |
| Bungalow Court |
| Rowhouse |
| Courtyard Housing |

3. Building Placement.

a. Primary Buildings.

- i. Front Setback: 10 feet minimum; 20 feet maximum
- ii. Street Side Setback: 10 feet minimum; 20 feet maximum
- iii. Interior Side Setback: 5 feet minimum
- iv. Rear Setback: 15 feet minimum

4. Accessory Structures.

An accessory structure shall be placed on a lot in compliance with the following. For carriage houses/ADUs, refer to Chapter 24.430 (Accessory Dwelling Unit Regulations) of the Zoning Ordinance.

- a. Front and Street Side Setback: Same as for primary structure
- b. Interior Side Setback: 4 feet minimum
- c. Rear Setback: 4 feet minimum



5. Encroachments: Encroachments shall comply as follows:

Table 24.305.010.A-2. Allowed Encroachments into Setbacks

| Projection | Front/Street Side Setback | Interior Side Setback | Rear Setback | Limitations/Additional Regulations |
|---|---|---|--------------|--|
| All projections | Unless otherwise specified, no projection may extend closer than three feet to an interior lot line, into the public right-of-way, or into a public utility easement. | | | |
| Architectural Features (Eaves, Cornices, Bay Windows, Chimneys) | 3 ft | 3 ft | 3 ft | In no circumstances shall they project closer than 3 feet to the property line. Aggregate width of oriel or bay windows shall not exceed 50% of the length of the wall in which they are located and the width of any individual oriel or bay window shall not exceed 10 feet. Upper-floor architectural projections shall have a minimum vertical clearance of 8 feet above grade. |
| Weather Protection (awnings, canopies) | 5 ft | To within 3 feet of rear and side property lines. | | Weather protection shall have a minimum vertical clearance of 8 feet above grade. |
| Open, unenclosed fire escapes, and stairways | Prohibited | | 3 ft | May be covered but not enclosed. |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features < 18 inches in height | Allowed without restrictions | | | |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features 18 inches to 3 feet in height | 8 ft | 5 ft | 8 ft | In no circumstances shall these encroach closer than 2 feet to the property line. |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features > 3 feet in height | 6 ft | 3 ft | 6 ft | In no circumstances shall these features encroach closer than 2 feet to the property line. |
| Upper-level balconies and decks | 6 ft | 10 ft | | Balconies shall not be closer than 10 feet to any side or rear property line. |
| Covered patios and porches attached to main structure | 5 ft | 0 ft | 10 ft | In no circumstances shall these features encroach closer than 5 feet to the property line. May be covered but not fully enclosed. |
| Outdoor fireplaces (not wider than 8 feet measured in the general direction of the wall of which it is a part) | Not allowed | 5 ft | | |
| Planting boxes or masonry planters not exceeding 42 inches in height | 6 ft | 0 ft | 3 ft | |
| Ponds, waterfalls, and other water features | No closer than 3 feet from a property line | Allowed without restrictions | | The height of water features shall not exceed 6 feet when adjacent to a residentially zoned property. |
| Evaporative coolers, air conditioners, and compressors | Prohibited | To within 3 feet of rear and side property lines. | | Cannot be located in front of any building or on any street side yard when not concealed behind a solid fence. |
| Inground and above ground pools and spas, and pool equipment | Prohibited | To within 5 feet of rear and side property lines. | | |

6. Building Profile and Frontage.

- a. Height. Height shall be measured pursuant to Chapter 24.405 (Height Regulations) of the Zoning Ordinance.
 - i. Primary Buildings: 2.5 stories; 28 feet max.
 - ii. Accessory Structures: 14 feet
 - iii. ADUs: See Chapter 24.430 (Accessory Dwelling Unit Regulations)
- b. Attics. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone. Occupiable attic space shall not exceed 75% of the ground floor footprint.
- c. Allowed Frontage Types. Only the following frontage types are allowed within the LM overlay zone. The primary facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24.305.030 (Frontage Type Standards).
 - i. Stoop
 - ii. Porch and Fence

7. Parking and Services.

- a. Parking and Services Placement.
 - i. Detached garages shall comply with the minimum setbacks for accessory structures.
 - ii. Attached garages shall comply with the setbacks for the primary building, except that garages facing the primary street frontage shall be set back a minimum of 5 feet from the primary façade.
 - iii. Garage doors shall not extend across more than 60% of the street facing façade of the primary residential building. This limitation does not apply to frontages along alleys.
- b. Parking Access. Where standard-width alley occurs, vehicular access is permitted only from the alley.
- c. Parking Requirements. Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Chapter 24.415 (Off-Street Parking Regulations) of the Ventura Zoning Ordinance.
 - i. Residential: 2 on-site spaces per unit; at least 1 space must be in a garage.

8. Open Space.

- a. Single-Family Housing.
 - i. Each dwelling shall be provided with a private or semi-private yard of at least 300 square feet with a minimum dimension of 15 feet. Yard must be of a regular geometry (e.g., rectangular). This yard shall be exclusive of shared open space (if provided) and may be located in a side yard and/or the rear yard.
 - ii. Required open space should be enclosed by a fence, wall, or hedge.
- b. Duplex/Triplex/Quadplex.
 - i. Each ground floor dwelling unit shall be provided with a usable, outdoor yard with an area of at least 200 square feet with a minimum dimension of 10 feet. This could also be provided as common usable open space.

- ii. Dwellings accessed at the first floor should provide outdoor space at-grade that is enclosed by a fence, wall, landscaping.
- iii. Upper floor dwelling units shall have usable, private open space with an area of at least 60 square feet with a minimum dimension of five feet. Outdoor space may be accommodated in balconies, loggias, and/or roof decks. Minimum outdoor space area requirement may be accommodated in two separate locations (e.g., in a balcony facing the front yard plus a loggia facing the rear yard).
- c. Rowhouses.
 - i. Each dwelling shall be provided with a private or semi-private yard of at least 300 square feet with a minimum dimension of 15 feet. Yard must be of a regular geometry (e.g., rectangular). Up to 100 square feet per unit may be provided as common usable open space.
- d. Bungalow Courts.
 - i. A minimum of 300 square feet of open space shall be provided per unit, of which 150 square feet per unit shall be private. The rest shall be provided in a common central courtyard.
 - ii. See Section 24.305.040(e)(2)(Common Open Space) for minimum courtyard dimensions.
 - iii. Private open space shall have a minimum dimension of 10 feet. Yards must be of a regular geometry (e.g., rectangular). This yard shall be exclusive of the courtyard and is allowed to be located in a side yard and/or the rear yard.
 - iv. Required private open space should be enclosed by a fence, wall, or hedge.
- e. Courtyard Housing.
 - i. A minimum of 300 square feet of open space shall be provided per unit. A minimum of 50% of the units shall have 150 square feet of private open space with a minimum dimension of 10 feet. The rest shall be provided in one or more common central courtyards.
 - ii. Courtyards shall have a minimum dimension of 30 feet in any direction. Private patios may be provided in side and rear yards.
 - iii. Courtyards shall be connected to the public way and/or to each other by zaguans, or paseos.
 - (a.) Zaguans shall be a minimum of 10 feet wide, or 8 feet if the zaguan is no longer than 20 feet in length.
 - (b.) Paseos shall be a minimum of 15 feet wide.
 - iv. Projections are allowed to encroach into the courtyard per the interior side setback encroachments listed in Table 24.305.010A-2. (Allowed Encroachments into Setbacks).

9. Allowed Land Uses.

Only a land use identified as permitted or conditional in the base zone per the Ventura Zoning Ordinance shall be established on a lot in the LM overlay zone.

24.305.010.B. 3-Story Multi-Family Residential/Mixed-Use Overlay Zone (MU-3)

1. Description.

The 3-Story Multi-Family Residential/Mixed-Use (MU-3) overlay zone is intended for lower-scale multi-family housing and mixed use development blending residential, commercial, and retail uses and public spaces in a walkable urban environment. Buildings may be vertical or horizontal mixed use at 20.1 to 30 dwelling units per acre.



2. Building Types.

Only the building types shown in the table below are allowed in the MU-3 overlay zone, on lots of the minimum and maximum widths shown. Each allowed building type shall be designed in compliance with Section 24.305.020.A (Building Type Design Standards).



Table 24.305.010.B-1. Allowed Building Type and Lot Widths

| Allowed Building Types | Lot Width (min/max) |
|-------------------------|-------------------------|
| Duplex/Triplex/Quadplex | 50 ft min., 100 ft max. |
| Row House | 25 ft min. |
| Courtyard Housing | 75 ft min. |
| Stacked Dwellings | 50 ft min. |
| Commercial Block | 50 ft min. |

3. Building Placement.

- a. Primary Buildings. A primary building shall be placed on a lot in compliance with the following requirements unless specified otherwise by the standards for an allowed building type in Section 24.305.020.A (Building Type Design Standards).
 - i. Front and Street Side Setback: Per Allowed Frontage Type below; 20 feet max.
 - (a.) Dooryard – 10 feet min.
 - (b.) Porch & Yard – 10 feet min.
 - (c.) Stoop – 10 feet min.
 - (d.) Forecourt – 15 feet min. for recessed portion (shall be used in conjunction with a shopfront and awning, gallery, or arcade frontage, wherein a portion of the facade is recessed from the building frontage)
 - (e.) Shopfront & Awning – 5 foot min.
 - (f.) Gallery – 5 foot min.
 - (g.) Lobby – 5 feet min.
 - ii. Interior Side Setback: 5 feet min.
 - iii. Rear Setback:
 - (a.) With Alley: 5 feet min. to any 1- or 2-story buildings, 10 feet min. to 3-story buildings.

- (b.) Without Alley: 15 feet min; 20 feet min abutting single-family residential property.
- b. Accessory Structures. An accessory structure shall be placed on a lot in compliance with the following. For carriage houses/ADUs, refer to Chapter 24.430 (Accessory Dwelling Unit Regulations) of the Ventura Zoning Ordinance.
- i. Front and Street Side Setback: Same as for primary structure
 - ii. Interior Side Setback: 4 feet minimum
 - iii. Rear Setback: 4 feet minimum
4. Encroachments. Encroachments shall comply as follows:

Table 24.305.010.B-2. Allowed Encroachments into Setbacks

| Projection | Front/Street Side Setback | Interior Side Setback | Rear Setback | Limitations/Additional Regulations |
|---|---|---|--------------|---|
| All projections | Unless otherwise specified, no projection may extend closer than three feet to an interior lot line, into the public right-of-way, or into a public utility easement. | | | |
| Architectural Features (Eaves, Cornices, Bay Windows, Chimneys) | 3 ft | 3 ft | 3 ft | In no circumstances shall they project closer than 3 feet to the property line. Aggregate width of oriel or bay windows shall not exceed 50% of the length of the wall in which they are located and the width of any individual oriel or bay window shall not exceed 10 feet. Upper-floor architectural projections shall have a minimum vertical clearance of 8 feet above grade. |
| Weather Protection (awnings, canopies) | 5 ft | To within 3 feet of rear and side property lines. | | Weather protection shall have a minimum vertical clearance of 8 feet above grade. |
| Open, unenclosed fire escapes, and stairways | Prohibited | | 3 ft | May be covered but not enclosed. |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features < 18 inches in height | Allowed without restrictions | | | |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features 18 inches to 3 feet in height | 8 ft | 5 ft | 8 ft | In no circumstances shall these encroach closer than 2 feet to the property line. |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features > 3 feet in height | 6 ft | 3 ft | 6 ft | In no circumstances shall these features encroach closer than 2 feet to the property line. |
| Upper-level balconies and decks | 6 ft | 10 ft | | Balconies shall not be closer than 10 feet to any side or rear property line. |
| Covered patios and porches attached to main structure | 5 ft | 0 ft | 10 ft | In no circumstances shall these features encroach closer than 5 feet to the property line. May be covered but not fully enclosed. |
| Outdoor fireplaces (not wider than 8 feet measured in the general direction of the wall of which it is a part) | Not allowed | 5 ft | | |
| Planting boxes or masonry planters not exceeding 42 inches in height | 6 ft | 0 ft | 3 ft | |

| Projection | Front/Street Side Setback | Interior Side Setback | Rear Setback | Limitations/Additional Regulations |
|--|--|---|--------------|---|
| Ponds, waterfalls, and other water features | No closer than 3 feet from a property line | Allowed without restrictions | | The height of water features shall not exceed 6 feet when adjacent to a residentially zoned property. |
| Evaporative coolers, air conditioners, and compressors | Prohibited | To within 3 feet of rear and side property lines. | | Cannot be located in front of any building or on any street side yard when not concealed behind a solid fence |
| Inground and above ground pools and spas, and pool equipment | Prohibited | To within 5 feet of rear and side property lines. | | |

5. Building Profile and Frontage.

- a. Height. Each structure shall comply with the following height limits. Height shall be measured pursuant to Chapter 24.405 (Height Regulations) of the Zoning Ordinance.
 - i. Maximum height: 3 stories/40 feet *
 - ii. Minimum Floor to floor: 15 feet min. for a non-residential ground floor
 - iii. Accessory Structures: 14 feet
 - iv. ADUs: See Chapter 24.430 (Accessory Dwelling Unit Regulations)

*Note: Exclusive of architectural projections, rooftop equipment, rooftop decks, trellises, rooftop stair access and elevator shafts, and other approved projections.

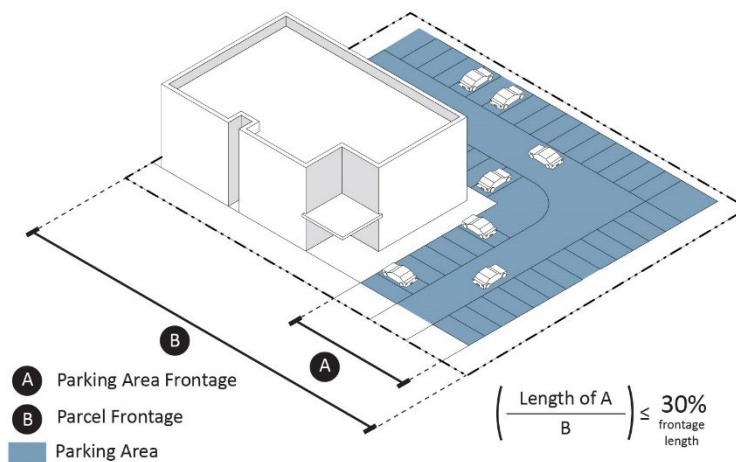
- b. Allowed Frontage Types. Only the following frontage types are allowed within the MU-3 overlay zone. The primary facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24.305.030 (Frontage Type Standards).
 - i. Dooryard
 - ii. Porch & Yard
 - iii. Stoop
 - iv. Forecourt
 - v. Shopfront & Awning
 - vi. Gallery
 - vii. Lobby

6. Parking and Services.

- a. Parking and Services Placement.
 - i. Attached SFR (Rowhouse, Duplex/Triplex/Quadplex).
 - (a.) Parking is not allowed in the front or street side setback area, except within approved driveways.
 - (b.) Detached garages shall comply with the minimum setbacks for accessory structures.
 - (c.) Attached garages shall comply with the setbacks for the primary building, except that garages facing the primary street frontage shall be set back a minimum of five feet from the primary façade.
 - (d.) Garage doors shall not extend across more than 60% of the street facing façade of the primary residential building. This limitation does not apply to frontages along alleys.
 - ii. Multi-Family Housing Types (Courtyard Housing, Stacked Dwellings, Commercial Block).

- (a.) Parking is not allowed in the required front or street side setback area.
- (b.) Surface parking shall be located to the rear or side of buildings.
- (c.) No more than 30% of the street frontage shall be occupied by surface or structured parking. See additional parking standards in Section 24.305.040C (Parking).
- (d.) Subterranean parking is below grade or partially below grade. Subterranean parking may extend to an average height of three feet max. above finished grade, provided that the garage perimeter wall aligns with face of building and is screened. Subterranean parking may extend more than three feet above finished grade provided that it is not visible or fully wrapped by ground floor uses.

Figure 24.305.010.B-2. Maximum Parking Frontage Along Street



Note: This graphic does not represent a fully designed building applying all standards.

- b. Parking Requirements. Each site shall be provided off-street parking as follows, designed pursuant to the requirements in Zoning Ordinance Chapter 24.415 (Off-Street Parking Regulations).
 - i. Residential uses.
 - (a.) 1-2 Family Dwelling Units: 2 on-site spaces per unit; at least 1 space must be in a garage
 - (b.) Multi-Family Dwelling Units.
 - (1.) Studio or 1 bedroom unit: 1 space/unit
 - (2.) 2 bedroom unit: 1.5 spaces/unit
 - (3.) 3+ bedroom unit: 2 spaces/unit
 - (4.) Minimum 0.5 spaces per unit shall be covered
 - (5.) Plus 0.2 guest spaces per unit
 - ii. Non-Residential: Parking shall be provided for the appropriate non-residential use type(s) pursuant to Zoning Ordinance Chapter 24.415 (Off-Street Parking Regulations).
- 7. Open Space.**
- a. Duplex/Triplex/Quadplex.

- i. Each ground floor dwelling unit shall be provided with a usable, outdoor yard with an area of at least 200 square feet with a minimum dimension of 10 feet. This could also be provided as common usable open space.
 - ii. Dwellings accessed at the first floor should provide outdoor space at-grade that is enclosed by a fence, wall, landscaping.
 - iii. Upper floor dwelling units shall have usable, private open space with an area of at least 60 square feet with a minimum dimension of five feet. Outdoor space may be accommodated in balconies, loggias, and/or roof decks. Minimum outdoor space area requirement may be accommodated in two separate locations (e.g., in a balcony facing the front yard plus a loggia facing the rear yard).
- b. Rowhouses.
 - i. Each dwelling shall be provided with a private or semi-private yard of at least 300 square feet with a minimum dimension of 15 feet. Yard must be of a regular geometry (e.g., rectangular). Up to 100 square feet per unit may be provided as common usable open space.
- c. Courtyard Housing.
 - i. A minimum of 300 square feet of open space shall be provided per unit. A minimum of 50% of the units shall have 150 square feet of private open space with a minimum dimension of 10 feet. The rest shall be provided in one or more common central courtyards.
 - ii. See Section Section 24.305.040(e)(2)(Common Open Space) for minimum courtyard dimensions.
 - iii. Private patios may be provided in side and rear yards.
 - iv. Courtyards shall be connected to the public way and/or to each other by zaguan, or paseos.
 - (a.) Zaguan shall be a minimum of 10 feet wide, or 8 feet if the zaguan is no longer than 20 feet in length.
 - (b.) Paseos shall be a minimum of 15 feet wide.
- d. Projections are allowed to encroach into the courtyard per the interior side setback encroachments listed in Table 24.305.010.B-2. (Allowed Encroachments into Setbacks).
- e. Stacked Dwellings and Commercial Blocks.
 - i. A minimum of 200 square feet of usable open space shall be provided per unit. A minimum of 100 square feet of private open space is required for ground-level units and 60 square feet of private open space for upper-level units. The rest may be provided as common usable open space within a common courtyard located on the ground or on a podium, and/or a roof deck.
 - ii. Courtyards, if provided, shall have a minimum dimension of 30 feet in any direction.
 - iii. Setback areas may not be counted towards usable open space unless they are at least 20 feet wide.
 - iv. Private patios may be provided in side and rear yards. Private open space shall have a minimum dimension of six feet in any direction.

8. Allowed Land Uses.

Only a land use identified as permitted or conditional in the base zone per the Ventura Zoning Ordinance shall be established on a lot in the MU-3 overlay zone.

24.305.010.C. 4-Story Multi-Family Residential/Mixed-Use Overlay Zone (MU-4)

1. Description.

The 4-Story Multi-Family Residential/Mixed-Use (MU-4) overlay zone supports moderate density multi-family residential and mixed use development allowing a broad range of commercial, office, and residential uses and public spaces serving both surrounding neighborhoods and visitors from nearby areas. Development may be vertical or horizontal mixed-use at 30.1 to 54 dwelling units per acre. Upper floors shall be a percentage of the total building area to reduce building bulk.



2. Building Types.

Only the building types shown in the table below are allowed in the MU-4 overlay zone, on lots of the minimum and maximum widths shown. Each allowed building type shall be designed in compliance with Section 24.305.020.A (Building Type Design Standards).



Table 24.305.010.C-3. Allowed Building Type and Lot Width

| Allowed Building Types | Lot Width |
|------------------------|------------|
| Rowhouse | 25 ft min |
| Courtyard Housing | 75 ft min. |
| Stacked Dwellings | 50 ft min. |
| Commercial Block | 50 ft min. |

3. Building Placement.

- a. Primary Buildings. A primary building shall be placed on a lot in compliance with the following requirements, unless specified otherwise by the standards for an allowed building type in Section 24.305.020.A (Building Type Design Standards).
 - i. Front and Street Side Setback: Per Frontage Type below; 20 feet max.
 - (a.) Dooryard – 10 feet min.
 - (b.) Stoop – 10 feet min.
 - (c.) Forecourt – 15 feet min. for recessed portion (shall be used in conjunction with a shopfront and awning, gallery, or arcade frontage, wherein a portion of the facade is recessed from the building frontage)
 - (d.) Shopfront & Awning – 5 foot min.
 - (e.) Gallery – 5 foot min.
 - (f.) Arcade – 5 foot min.
 - (g.) Lobby – 5 feet min.

- ii. Interior Side Setback: 0 feet min.; 10 feet min. abutting single-family residential zoned property
 - iii. Rear Setback:
 - (a.) With Alley: 5 feet min. to any 1- or 2-story buildings, 10 feet min. to 3- to 4-story buildings.
 - (b.) Without Alley: 15 feet min; 20 feet min abutting single-family residential property.
 - b. Accessory Structures. An accessory structure shall be placed on a lot in compliance with the following. For carriage houses/ADUs, refer to Chapter 24.430 (Accessory Dwelling Unit Regulations) of the Ventura Zoning Ordinance.
 - i. Front and Street Side Setback: Same as for primary structure
 - ii. Interior Side Setback: 4 feet minimum
 - iii. Rear Setback: 4 feet minimum
4. Encroachments. Encroachments shall comply as follows:

Table 24.305.010.C-4. Allowed Encroachments into Setbacks

| Projection | Front/Street Side Setback | Interior Side Setback | Rear Setback | Limitations/Additional Regulations |
|---|---|---|--------------|---|
| All projections | Unless otherwise specified, no projection may extend closer than three feet to an interior lot line, into the public right-of-way, or into a public utility easement. | | | |
| Architectural Features (Eaves, Cornices, Bay Windows, Chimneys) | 3 ft | 3 ft | 3 ft | In no circumstances shall they project closer than 3 feet to the property line. Aggregate width of oriel or bay windows shall not exceed 50% of the length of the wall in which they are located and the width of any individual oriel or bay window shall not exceed 10 feet. Upper-floor architectural projections shall have a minimum vertical clearance of 8 feet above grade. |
| Weather Protection (awnings, canopies) | 5 ft | To within 3 feet of rear and side property lines. | | Weather protection shall have a minimum vertical clearance of 8 feet above grade. |
| Open, unenclosed fire escapes, and stairways | Prohibited | | 3 ft | May be covered but not enclosed. |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features < 18 inches in height | Allowed without restriction | | | |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features 18 inches to 3 feet in height | 8 ft | 5 ft | 8 ft | In no circumstances shall these encroach closer than 2 feet to the property line. |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features > 3 feet in height | 6 ft | 3 ft | 6 ft | In no circumstances shall these features encroach closer than 2 feet to the property line. |
| Upper-level balconies and decks | 6 ft | 10 ft | | Balconies shall not be closer than 10 feet to any side or rear property line. |
| Covered patios and porches attached to main structure | 5 ft | 0 ft | 10 ft | In no circumstances shall these features encroach closer than 5 feet to the property line. May be covered but not fully enclosed. |

| Projection | Front/Street Side Setback | Interior Side Setback | Rear Setback | Limitations/Additional Regulations |
|--|--|---|--------------|---|
| Outdoor fireplaces (not wider than 8 feet measured in the general direction of the wall of which it is a part) | Not allowed | 5 ft | | |
| Planting boxes or masonry planters not exceeding 42 inches in height | 6 ft | 0 ft | 3 ft | |
| Ponds, waterfalls, and other water features | No closer than 3 feet from a property line | Allowed without restrictions | | The height of water features shall not exceed 6 feet when adjacent to a residentially zoned property. |
| Evaporative coolers, air conditioners, and compressors | Prohibited | To within 3 feet of rear and side property lines. | | Cannot be located in front of any building or on any street side yard when not concealed behind a solid fence |
| Inground and above ground pools and spas, and pool equipment | Prohibited | To within 5 feet of rear and side property lines. | | |

5. Building Profile and Frontage.

- a. Height. Each structure shall comply with the following height limits. Height shall be measured pursuant to Chapter 24.405 (Height Regulations) of the Zoning Ordinance.
 - i. Maximum Height: 4 stories/50 feet *
 - ii. Height Limit Adjacent to Single Family Homes: Required (See Section 24.305.040.A (Neighborhood Transitions))
 - iii. Bulk Reduction: 4th floor shall be a maximum of 80% of the building footprint/floorplate
 - iv. Minimum Floor to floor: 15 feet min. for a non-residential ground floor
 - v. Accessory Structures: 14 feet
 - vi. ADUs: See Chapter 24.430 (Accessory Dwelling Unit Regulations) of the Zoning Ordinance

*Note: Exclusive of architectural projections, rooftop equipment, rooftop decks, trellises, rooftop stair access and elevator shafts, and other allowed projections.

- b. Allowed Frontage Types. Only the following frontage types are allowed within the MU-4 zone. The primary facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24.305.030 (Frontage Type Standards).
 - i. Dooryard
 - ii. Shopfront & Awning
 - iii. Stoop
 - iv. Forecourt
 - v. Gallery
 - vi. Arcade
 - vii. Lobby

6. Parking and Services.

- a. Parking and Services Placement

- i. Attached SFR (Rowhouse, Duplex/Triplex/Quadplex).
 - (a.) Parking is not allowed in the front or street side setback area, except within approved driveways.
 - (b.) Detached garages shall comply with the minimum setbacks for accessory structures.
 - (c.) Attached garages shall comply with the setbacks for the primary building, except that garages facing the primary street frontage shall be set back a minimum of five feet from the primary façade.
 - (d.) Garage doors shall not extend across more than 60% of the street facing façade of the primary residential building. This limitation does not apply to frontages along alleys.
- ii. Multi-Family Housing Types (Courtyard Housing, Stacked Dwellings, Commercial Block).
 - (a.) Parking is not allowed in the front or street side setback area.
 - (b.) Surface parking shall be located to the rear or side of buildings.
 - (c.) No more than 30% of the street frontage shall be occupied by surface or structured parking (See Figure 24.305.010.B-3. Maximum Parking Frontage Along the Street). See additional parking standards in Section 24.305.040C (Parking).
 - (d.) Subterranean parking is below grade or partially below grade. Subterranean parking may extend to an average height of three feet max. above finished grade, provided that the garage perimeter wall aligns with face of building and is screened. Subterranean parking may extend more than three feet above finished grade provided that it is not visible or fully wrapped by ground floor uses.
- b. Parking Requirements. Each site shall be provided off-street parking as follows, designed pursuant to the requirements in Chapter 24.415 (Off-Street Parking Regulations) of the Ventura Zoning Ordinance.
 - i. Residential Uses.
 - (a.) 1-2 Family Dwelling Units: 2 on-site spaces per unit; at least 1 space must be in a garage.
 - (b.) Multi-Family Dwelling Units.
 - (1.) Studio or 1 bedroom unit: 1 space/unit
 - (2.) 2 bedroom unit: 1.5 spaces/unit
 - (3.) 3+ bedroom unit: 2 spaces/unit
 - (4.) Minimum 0.5 spaces per unit shall be covered
 - (5.) Plus 0.2 guest spaces per unit
 - ii. Non-Residential: Parking shall be provided for the appropriate non-residential use type(s) pursuant to Zoning Ordinance Chapter 24.415 (Off-Street Parking Regulations).

7. Open Space.

a. Rowhouses.

- i. Each dwelling shall be provided with a private or semi-private yard of at least 300 square feet with a minimum dimension of 15 feet. Yard must be of a regular geometry

(e.g., rectangular). Up to 100 square feet per unit may be provided as common usable open space.

b. Courtyard Housing, Stacked Dwellings and Commercial Blocks.

i. A minimum of 200 square feet of usable open space shall be provided per unit. A minimum of 100 square feet of private open space is required for ground-level units and 50 square feet of private open space for upper-level units. The rest may be provided as common usable open space within a common courtyard located on the ground or on a podium, and/or a roof deck. Up to 40 square feet per unit of the common open space may be provided in an indoor communal space (e.g., common lounge, fitness room, shared kitchen, game room) so long as it opens directly on to a common outdoor space or the primary street frontage.

ii. See Section 24.305.040(e)(2)(Common Open Space) for minimum courtyard dimensions.

iii. Projections are allowed to encroach into a courtyard per the interior side setback encroachments listed in Table 24.305.010.C-2 (Allowed Encroachments into Setbacks).

iv. Setback areas may not be counted towards usable open space unless they are at least 20 feet wide.

v. Private patios may be provided in side and rear yards. Private open space shall have a minimum dimension of five feet in any direction.

8. Allowed Land Uses.

Only a land use identified as permitted or conditional in the base zone per the Ventura Zoning Ordinance shall be established on a lot in the MU-4 overlay zone.

24.305.010.D. 5-Story Multi-Family Residential/Mixed-Use Overlay Zone (MU-5)

1. Description.

The 5-Story Multi-Family Residential/Mixed-Use (MU-5) overlay zone is intended for higher density multi-family residential and vertical or horizontal mixed-use development with retail, office, and/or residential. Building may be residential over retail, commercial (office or office with retail), or stand-alone residential. The upper floors shall be a percentage of the total building area to reduce building bulk. This overlay zone supports development at a range of 45 – 65 dwelling units per acre.



2. Building Types.

Only the building types shown in the table below are allowed in the MU-5 overlay zone, on lots of the minimum and maximum widths shown. Each allowed building type shall be designed in compliance with 24.305.200.010 (Building Type Design Standards).

Table 24.305.100.040.D-5. Allowed Building Type and Lot Width

| Allowed Building Types | Lot Width |
|------------------------|------------|
| Rowhouse | 25 ft min. |
| Courtyard Housing | 75 ft min. |
| Stacked Dwellings | 50 ft min. |
| Commercial Block | 50 ft min. |

3. Building Placement.

- a. Primary Buildings. A primary building shall be placed on a lot in compliance with the following requirements unless specified otherwise by the standards for an allowed building type in 24.305.200.010 (Building Type Design Standards).
 - i. Front and Street Side Setback: Per allowed Frontage Type min.
 - (a.) Stoop: 10 feet min.
 - (b.) Forecourt: 15 feet min. for recessed portion (shall be used in conjunction with a shopfront and awning, gallery, or arcade frontage, wherein a portion of the facade is recessed from the building frontage).
 - (c.) Shopfront & Awning – 5 foot min.
 - (d.) Gallery: 5 foot min.
 - (e.) Arcade: 5 foot min.
 - (f.) Lobby: 7 feet min.
 - ii. Interior Side Setback: 0 feet min.; 10 feet min. abutting single-family residential zoned property

- iii. Rear Setback:
 - (a.) With Alley: 5' min. to any 1- or 2-story buildings, 10' min. to 3- to 6-story buildings.
 - (b.) Without Alley: 15' min; 20' min abutting single-family residential property.
 - iv. Frontage Coverage: Along Johnson Drive, a minimum of 60% of the primary building frontage shall be between the minimum and maximum setback lines.
 - b. Accessory Structures. An accessory building shall be placed on a lot in compliance with the following requirements. For carriage houses/ADUs, refer to Chapter 24.430 (Accessory Dwelling Unit Regulations) of the Ventura Zoning Ordinance.
 - i. Front and Street Side Setback: Same as for primary structure
 - ii. Interior Side Setback: 4 feet minimum
 - iii. Rear Setback: 4 feet minimum
4. Encroachments. Encroachments shall comply as follows:

Table 24.305.100.040.D-6. Allowed Encroachments into Setbacks

| Projection | Front/Street Side Setback | Interior Side Setback | Rear Setback | Limitations/Additional Regulations |
|---|---|---|--------------|---|
| All projections | Unless otherwise specified, no projection may extend closer than three feet to an interior lot line, into the public right-of-way, or into a public utility easement. | | | |
| Architectural Features (Eaves, Cornices, Bay Windows, Chimneys) | 3 ft | 3 ft | 3 ft | In no circumstances shall they project closer than 3 feet to the property line. Aggregate width of oriel or bay windows shall not exceed 50% of the length of the wall in which they are located and the width of any individual oriel or bay window shall not exceed 10 feet. Upper-floor architectural projections shall have a minimum vertical clearance of 8 feet above grade. |
| Weather Protection (awnings, canopies) | 5 ft | To within 3 feet of rear and side property lines. | | Weather protection shall have a minimum vertical clearance of 8 feet above grade. |
| Open, unenclosed fire escapes, and stairways | Prohibited | | 3 ft | May be covered but not enclosed. |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features < 18 inches in height | Allowed without restriction | | | |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features 18 inches to 3 feet in height | 8 ft | 5 ft | 8 ft | In no circumstances shall these encroach closer than 2 feet to the property line. |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features > 3 feet in height | 6 ft | 3 ft | 6 ft | In no circumstances shall these features encroach closer than 2 feet to the property line. |
| Upper-level balconies and decks | 6 ft | 10 ft | | Balconies shall not be closer than 10 feet to any side or rear property line. |
| Covered patios and porches attached to main structure | 5 ft | 0 ft | 10 ft | In no circumstances shall these features encroach closer than 5 feet to the property line. May be covered but not fully enclosed. |
| Outdoor fireplaces (not wider than 8 feet measured in the | Not allowed | 5 ft | | |

| Projection | Front/Street Side Setback | Interior Side Setback | Rear Setback | Limitations/Additional Regulations |
|--|--|---|--------------|---|
| general direction of the wall of which it is a part) | | | | |
| Planting boxes or masonry planters not exceeding 42 inches in height | 6 ft | 0 ft | 3 ft | |
| Ponds, waterfalls, and other water features | No closer than 3 feet from a property line | Allowed without restrictions | | Within 3 feet of any property line, the height of water features shall not exceed 6 feet when adjacent to a residentially zoned property. |
| Evaporative coolers, air conditioners, and compressors | Prohibited | To within 3 feet of rear and side property lines. | | Cannot be located in front of any building or on any street side yard when not concealed behind a solid fence |
| Inground and above ground pools and spas, and pool equipment | Prohibited | To within 5 feet of rear and side property lines. | | |

5. Building Profile and Frontage.

- a. Height. Each structure shall comply with the following height limits. Height shall be measured pursuant to Chapter 24.405 (Height Regulations) of the Zoning Ordinance.
 - i. Maximum Height: 5 stories/60 feet *
 - ii. Height Limit Adjacent to Single Family Homes: Required (See Section 24.305.400.010 (Neighborhood Transitions))
 - iii. Bulk Reduction: All floors above 4 stories shall be a maximum of 70% of the building footprint/floorplate
 - iv. Minimum Floor to floor: 15 feet min. for a non-residential ground floor
 - v. Accessory Structures: 14 feet
 - vi. ADUs: See Chapter 24.430 (Accessory Dwelling Unit Regulations) of the Ventura Zoning Ordinance

*Note: Exclusive of architectural projections, rooftop equipment, rooftop decks, trellises, rooftop stair access and elevator shafts, and other approved projections.

6. Allowed Frontage Types.

Only the following frontage types are allowed within the zone. The street facing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24.305.030 (Frontage Type Standards).

- a. Stoop
- b. Forecourt
- c. Shopfront & Awning
- d. Gallery
- e. Arcade
- f. Lobby

7. Parking and Services.

- a. Parking and Services Placement.
 - i. Attached SFR (Rowhouse, Duplex/Triplex/Quadplex).
 - (a.) Parking is not allowed in the front or street side setback area, except within approved driveways.
 - (b.) Detached garages shall comply with the minimum setbacks for accessory structures.
 - (c.) Attached garages shall comply with the setbacks for the primary building, except that garages facing the primary street frontage shall be set back a minimum of five feet from the primary façade.
 - (d.) Garage doors shall not extend across more than 60% of the street facing façade of the primary residential building. This limitation does not apply to frontages along alleys.
 - ii. Multi-Family Housing Types (Courtyard Housing, Stacked Dwellings, Commercial Block).
 - (a.) Parking is not allowed in the front or street side setback area.
 - (b.) Surface parking shall be located to the rear or side of buildings.
 - (c.) No more than 30% of the street frontage shall be occupied by surface or structured parking (See Figure 24.305.010.B-1 Maximum Parking Frontage Along the Street). See additional parking standards in Section 24.305.040C (Parking).
 - (d.) Subterranean parking is below grade or partially below grade. Subterranean parking may extend to an average height of three feet max. above finished grade, provided that the garage perimeter wall aligns with face of building and is screened. Subterranean parking may extend more than three feet above finished grade provided that it is not visible or fully wrapped by ground floor uses.
 - b. Parking Requirements. Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Chapter 24.415 (Off-Street Parking Regulations) of the Ventura Zoning Ordinance.
 - i. Residential Uses.
 - (a.) 1-2 Family Dwelling Units: 2 on-site spaces per unit; at least 1 space must be in a garage.
 - (b.) Multi-Family Dwelling Units.
 - (1.) Studio or 1 bedroom unit: 1 space/unit
 - (2.) 2 bedroom unit: 1.5 spaces/unit
 - (3.) 3+ bedroom unit: 2 spaces/unit
 - (4.) Minimum 0.5 spaces per unit shall be covered
 - (5.) Plus 0.2 guest spaces per unit
 - ii. Non-Residential: Parking shall be provided for the appropriate non-residential use type(s) pursuant to Zoning Ordinance Chapter 24.415 (Off-Street Parking Regulations).
- 8. Open Space.**
- a. Rowhouses.
 - i. Each dwelling shall be provided with a private or semi-private yard of at least 300 square feet with a minimum dimension of 15 feet. Yard must be of a regular geometry

(e.g., rectangular). Up to 100 square feet per unit may be provided as common usable open space.

b. Courtyard Housing, Stacked Dwellings, and Commercial Blocks.

i. A minimum of 150 square feet of usable open space shall be provided per unit. A minimum of 50% of the units shall have 40 square feet of private open space. The rest may be provided as common usable open space within a common courtyard located on the ground or on a podium, and/or a roof deck. Up to 40 square feet per unit of the common open space may be provided in an indoor communal space (e.g., common lounge, fitness room, shared kitchen, game room) so long as it opens directly on to a common outdoor space or the primary street frontage.

ii. See Section 24.305.040(e)(2)(Common Open Space) for minimum courtyard dimensions. Projections are allowed to encroach into a courtyard per the interior side setback encroachments listed in Table 24.305.010.D-2. (Allowed Encroachments into Setbacks).

iii. Setback areas may not be counted towards usable open space unless they are at least 20 feet wide.

iv. Private patios may be provided in side and rear yards. Patios shall have a minimum dimension of six feet in any direction. Balconies shall have a minimum dimension of four feet in any direction.

9. Allowed Land Uses.

Only a land use identified as permitted or conditional in the base zone per the Ventura Zoning Ordinance shall be established on a lot in the MU-5 overlay zone.

24.305.010.E. 6-Story Multi-Family Residential/Mixed-Use Overlay Zone (MU-6)

1. Description.

The 6-Story Multi-Family Residential/Mixed-Use (MU-6) overlay zone is intended for higher density multi-family residential and vertical or horizontal mixed-use development with retail, office, and/or residential. Building may be residential over retail, commercial (office or office with retail), or stand-alone residential. The upper floors shall be a percentage of the total building area to reduce building bulk. This overlay zone supports development at a range of 65 – 80 dwelling units per acre.



2. Building Types.

Only the building types shown in the table below are allowed in the MU-6 overlay zone, on lots of the minimum and maximum widths shown. Each allowed building type shall be designed in compliance with 24.305.200.010 (Building Type Design Standards).

Table 24.305.100.050.E-7. Allowed Building Type and Lot Width

| Allowed Building Types | Lot Width |
|------------------------|------------|
| Courtyard Housing | 75 ft min. |
| Stacked Dwellings | 50 ft min. |
| Commercial Block | 50 ft min. |

3. Building Placement.

- a. Primary Buildings. A primary building shall be placed on a lot in compliance with the following requirements unless specified otherwise by the standards for an allowed building type in 24.305.200.010 (Building Type Design Standards).
 - i. Front and Street Side Setback: Per allowed Frontage Type min.
 - (a.) Stoop: 10 feet min.
 - (b.) Forecourt: 15 feet min. for recessed portion (shall be used in conjunction with a shopfront and awning, gallery, or arcade frontage, wherein a portion of the facade is recessed from the building frontage).
 - (c.) Shopfront & Awning – 5 foot min.
 - (d.) Gallery: 5 foot min.
 - (e.) Arcade: 5 foot min.
 - (f.) Lobby: 7 feet min.
 - ii. Interior Side Setback: 0 feet min.; 10 feet min. abutting single-family residential zoned property
 - iii. Rear Setback:
 - (a.) With Alley: 5’ min. to any 1- or 2-story buildings, 10’ min. to 3- to 6-story buildings.
 - (b.) Without Alley: 15’ min; 20’ min abutting single-family residential property.

- iv. Frontage Coverage: Along Johnson Drive, a minimum of 60% of the primary building frontage shall be between the minimum and maximum setback lines.
 - b. Accessory Structures. An accessory building shall be placed on a lot in compliance with the following requirements. For carriage houses/ADUs, refer to Chapter 24.430 (Accessory Dwelling Unit Regulations) of the Ventura Zoning Ordinance.
 - i. Front and Street Side Setback: Same as for primary structure
 - ii. Interior Side Setback: 4 feet minimum
 - iii. Rear Setback: 4 feet minimum
4. Encroachments. Encroachments shall comply as follows:

Table 24.305.100.050.E-8. Allowed Encroachments into Setbacks

| Projection | Front/Street Side Setback | Interior Side Setback | Rear Setback | Limitations/Additional Regulations |
|---|---|---|--------------|---|
| All projections | Unless otherwise specified, no projection may extend closer than three feet to an interior lot line, into the public right-of-way, or into a public utility easement. | | | |
| Architectural Features (Eaves, Cornices, Bay Windows, Chimneys) | 3 ft | 3 ft | 3 ft | In no circumstances shall they project closer than 3 feet to the property line. Aggregate width of oriel or bay windows shall not exceed 50% of the length of the wall in which they are located and the width of any individual oriel or bay window shall not exceed 10 feet. Upper-floor architectural projections shall have a minimum vertical clearance of 8 feet above grade. |
| Weather Protection (awnings, canopies) | 5 ft | To within 3 feet of rear and side property lines. | | Weather protection shall have a minimum vertical clearance of 8 feet above grade. |
| Open, unenclosed fire escapes, and stairways | Prohibited | | 3 ft | May be covered but not enclosed. |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features < 18 inches in height | Allowed without restriction | | | |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features 18 inches to 3 feet in height | 8 ft | 5 ft | 8 ft | In no circumstances shall these encroach closer than 2 feet to the property line. |
| Uncovered and unenclosed stairs, porches, landings, decks, patios, stoops, and similar features > 3 feet in height | 6 ft | 3 ft | 6 ft | In no circumstances shall these features encroach closer than 2 feet to the property line. |
| Upper-level balconies and decks | 6 ft | 10 ft | | Balconies shall not be closer than 10 feet to any side or rear property line. |
| Covered patios and porches attached to main structure | 5 ft | 0 ft | 10 ft | In no circumstances shall these features encroach closer than 5 feet to the property line. May be covered but not fully enclosed. |
| Outdoor fireplaces (not wider than 8 feet measured in the general direction of the wall of which it is a part) | Not allowed | 5 ft | | |
| Planting boxes or masonry planters not exceeding 42 inches in height | 6 ft | 0 ft | 3 ft | |

| Projection | Front/Street Side Setback | Interior Side Setback | Rear Setback | Limitations/Additional Regulations |
|--|--|---|--------------|---|
| Ponds, waterfalls, and other water features | No closer than 3 feet from a property line | Allowed without restrictions | | Within 3 feet of any property line, the height of water features shall not exceed 6 feet when adjacent to a residentially zoned property. |
| Evaporative coolers, air conditioners, and compressors | Prohibited | To within 3 feet of rear and side property lines. | | Cannot be located in front of any building or on any street side yard when not concealed behind a solid fence |
| Inground and above ground pools and spas, and pool equipment | Prohibited | To within 5 feet of rear and side property lines. | | |

5. Building Profile and Frontage.

- a. Height. Each structure shall comply with the following height limits. Height shall be measured pursuant to Chapter 24.405 (Height Regulations) of the Zoning Ordinance.
 - i. Maximum Height: 6 stories/70 feet *
 - ii. Height Limit Adjacent to Single Family Homes: Required (See Section 24.305.400.010 (Neighborhood Transitions))
 - iii. Bulk Reduction: All floors above 4 stories shall be a maximum of 70% of the building footprint/floorplate
 - iv. Minimum Floor to floor: 15 feet min. for a non-residential ground floor
 - v. Accessory Structures: 14 feet
 - vi. ADUs: See Chapter 24.430 (Accessory Dwelling Unit Regulations) of the Ventura Zoning Ordinance

*Note: Exclusive of architectural projections, rooftop equipment, rooftop decks, trellises, rooftop stair access and elevator shafts, and other approved projections.

6. Allowed Frontage Types.

Only the following frontage types are allowed within the zone. The street facing facade of each primary building shall be designed as one of the following frontage types, in compliance Section 24.305.030 (Frontage Type Standards).

- a. Stoop
- b. Forecourt
- c. Shopfront & Awning
- d. Gallery
- e. Arcade
- f. Lobby

7. Parking and Services.

- a. Parking and Services Placement.
 - i. Parking is not allowed in the front or street side setback area.
 - ii. Surface parking shall be located to the rear or side of buildings.

- iii. No more than 30% of the street frontage shall be occupied by surface or structured parking (See Figure 24.305.100.020.F-1. Maximum Parking Frontage Along Street). See additional parking standards in Section 24.305.040C (Parking).
 - iv. Subterranean parking is below grade or partially below grade. Subterranean parking may extend to an average height of three feet max. above finished grade, provided that the garage perimeter wall aligns with face of building and is screened. Subterranean parking may extend more than three feet above finished grade provided that it is not visible or fully wrapped by ground floor uses.
 - b. Parking Requirements. Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Chapter 24.415 (Off-Street Parking Regulations) of the Ventura Zoning Ordinance.
 - i. Residential Uses.
 - (a.) Multi-Family Dwelling Units.
 - (1.) Studio or 1 bedroom unit: 1 space/unit
 - (2.) 2 bedroom unit: 1.5 spaces/unit
 - (3.) 3+ bedroom unit: 2 spaces/unit
 - (4.) Minimum 0.5 spaces per unit shall be covered
 - (5.) Plus 0.2 guest spaces per unit
 - ii. Non-Residential: Parking shall be provided for the appropriate non-residential use type(s) pursuant to Zoning Ordinance Chapter 24.415 (Off-Street Parking Regulations).
- 8. Open Space.
 - a. Courtyard Housing, Stacked Dwellings, and Commercial Blocks.
 - i. A minimum of 150 square feet of usable open space shall be provided per unit. A minimum of 50% of the units shall have 40 square feet of private open space. The rest may be provided as common usable open space within a common courtyard located on the ground or on a podium, and/or a roof deck. Up to 40 square feet per unit of the common open space may be provided in an indoor communal space (e.g., common lounge, fitness room, shared kitchen, game room) so long as it opens directly on to a common outdoor space or the primary street frontage.
 - ii. See Section 24.305.400.050B (Common Open Space) for minimum courtyard dimensions.
 - iii. Projections are allowed to encroach into a courtyard per the interior side setback encroachments listed in Table 24.305.010.E-2 (Allowed Encroachments into Setbacks).
 - iv. Setback areas may not be counted towards usable open space unless they are at least 20 feet wide.
 - v. Private patios may be provided in side and rear yards. Patios shall have a minimum dimension of six feet in any direction. Balconies shall have a minimum dimension of four feet in any direction.
- 9. Allowed Land Uses.

Only a land use identified as permitted or conditional in the base zone per the Ventura Zoning Ordinance shall be established on a lot in the MU-6 overlay zone.

24.305.020 Building Design Standards

24.305.020.A. Building Type Design Standards

1. Detached Single-Family Residential (single family homes, bungalow courts/cottage clusters, small-lot single-family).

a. Access and Orientation.

i. Entries.

- (a.) Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street. Deviations from this requirement may be approved by the Director for projects where the project site is located on a fast-moving roadway of four lanes or wider, provided the facade facing the public street is designed with similar details and treatments to those of the front facade.



- (b.) Dwelling units located in the interior of a development shall orient the primary entryway toward and be visible from a private street, pedestrian pathway, or courtyard/common open space that is connected to a public right-of-way or private street.

- (c.) The main entrance shall be through an allowed frontage type, and shall comply with the appropriate frontage standards per Section 24.305.030 (Frontage Type Standards).

b. Massing and Articulation.

- i. Architectural Variability. For all developments involving four or more contiguous lots/homes, there shall be multiple “distinctly different” front facade designs. No more than two houses shall be of the same front facade design as any other house directly adjacent along the same block face and side of the street. Mirror images of the same configuration do not meet the intent of “distinctly different.” “Distinctly different” shall mean that a single-family dwelling’s elevation must differ from other house elevations in the following (see Section 24.305.020.A.1.c (Facade Modulation and Articulation) below):

- (a.) Number of stories (optional);
(b.) Modulation strategies - at least one;
(c.) Articulation strategies - at least one;
(d.) Variation in materials - different material palette, with a different primary material;
and;
(e.) Architectural style – different architectural styles (optional).

The number of required different front facade designs shall be in accordance with Table 24.305.200.010.A-1. Architectural Variability.

Table 24.305.200.010.A-1. Architectural Variability

| Total number of Dwelling Units | Minimum Number of Facade Designs |
|--------------------------------|----------------------------------|
| 4 – 6 | 2 |

| Total number of Dwelling Units | Minimum Number of Facade Designs |
|--------------------------------|----------------------------------|
| 7 – 12 | 3 |
| 13– 20 | 4 |
| 21 – 30 | 5 |
| 31 – 40 | 6 |
| 41 – 60 | 7 |
| >60 | 8 |



c. Facade Modulation and Articulation.

i. Modulation. Residential units shall employ at least two of the following building modulation strategies:

- (a.) Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.;
- (b.) Use of balconies, front porches, overhangs, or covered patios; and/or,
- (c.) Projections, offsets, and/or recesses of the building wall at least two feet in depth, such as bay windows.

ii. Articulation. All building elevations that face a street or a shared driveway shall employ varied facade articulation.

iii.

iv. Facade Articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent with the design style, which provide articulation and design interest:

- (a.) Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling;
- (b.) Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a recess or projection;
- (c.) Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building;
- (d.) Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.;
- (e.) Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or,
- (f.) Roof overhangs at least 18 inches deep.

v. End Units. Any unit where the primary façade and building entry is perpendicular to a public street right-of-way, private street, or publicly-accessible pathway is considered an end unit.

End Unit. The End Unit (side facade facing the public right-of-way, private street, or publicly-accessible pathway) shall meet the following standards:

- (a.) The End Unit shall provide a covered entrance porch facing and directly connected to the public sidewalk by a paved path with a minimum width of six feet.
- (b.) If the End Unit also abuts a common open space, it shall provide an additional covered porch entrance with a minimum area of 30 square feet and a minimum depth of 6 feet facing and directly connected to the common open space.
- (c.) The End Unit building facade shall have a fenestration area greater than 15% of the façade area.
- (d.) The End Unit building façade shall have at least one architectural projection that projects a minimum of two feet from the street facing façade (e.g., bay windows) with a minimum width of two feet.
- (e.) Parking shall not be located on the End Unit façade.

2. Rowhouses.

a. Site Planning/Configuration. Rowhouses shall be configured in one of the following ways:

- i. In a row facing the front parcel line.
- ii. In a row or series of rows perpendicular to the front parcel line meeting the following standards:

(a.) A minimum 30-foot wide (from building face to building face) common open space/path connecting from a public right-of-way to each individual units or private street/flex space with a minimum width of 40 feet inclusive of pedestrian paths. Building projections are allowed to encroach within the minimum width of the common open space/path per Table 24.305.010A-2 (Allowed Encroachments into Setbacks), as long as a minimum 15-foot wide clear path is maintained.

(b.) End Units shall include a primary building entry facing the street frontage. End Units shall follow Section 24.305.020.A.2.c.II (End Units) below.



b. Access and Orientation.

i. Entries.

(a.) Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street. Deviations from this requirement may be approved by the Director for projects where the project site is located on a fast-moving roadway of

four lanes or wider, provided the facade facing the public street is designed with similar details and treatments to those of the front facade.

- (b.) Dwelling units located in the interior of a development shall orient the primary entryway toward and be visible from a private street, pedestrian pathway, or open space that is connected to a public right-of-way or private street.



- (c.) The main entrance shall be through an allowed frontage type, and shall comply with the appropriate frontage standards per Section 24.305.030 (Frontage Type Standards).

- ii. Pathways. A shared pedestrian pathway shall provide access from the public right-of-way through a shared courtyard/common open space area (if provided) to each dwelling unit.

c. Massing and Articulation.

i. Facade Modulation and Articulation.

- (a.) Modulation. Residential units shall employ at least two of the following building modulation strategies:

- (1.) Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.;
- (2.) Use of balconies, front porches, overhangs, or covered patios; and/or,
- (3.) Projections, offsets, and/or recesses of the building wall at least two feet in depth, such as bay windows.

- (b.) Articulation. All building elevations that face a street or a shared driveway shall employ varied facade articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent with the design style, which provide articulation and design interest:

- (1.) Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling;
- (2.) Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a recess or projection;
- (3.) Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building;
- (4.) Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.;
- (5.) Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or,
- (6.) Roof overhangs at least 18 inches deep.

ii. End Units. Any rowhouse where the primary façade and building entry is perpendicular to a public street right-of-way, private street, or publicly-accessible pathway is considered an End Unit. The End Unit (side facade facing the public right-of-way, private street, or publicly-accessible pathway) shall meet the following standards:



- (a.) The End Unit building facade shall have a fenestration area greater than 15% of the façade area.
- (b.) The End Unit building façade shall have at least one architectural projection that projects a minimum of two feet from the street facing façade (e.g., bay windows) with a minimum width of two feet.
- (c.) Parking shall not be located on the End Unit façade.
- (d.) Maximum Units in Row. There shall be a maximum of six units per building/row.

3. Duplex/Triplex/Quadplex.

a. Site Planning/Configuration. Duplexes, triplexes, and quadplexes may be stacked or side-by-side flats.

b. Access and Orientation.

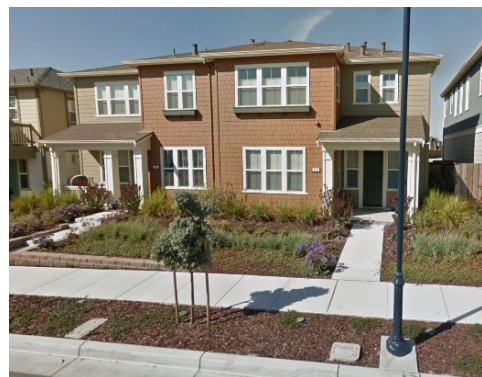
i. Entries.

(a.) Dwelling units that abut a public right-of-way shall orient at least one primary entryway toward the public street.

Exceptions to this requirement may be approved by the Director for projects where the project site is located on a fast-moving roadway of four lanes or wider, provided the facade facing the public street is designed with similar details and treatments to those of the front facade. Other entries may include a side entrance which shall be visible from the street.

(b.) Dwelling units located in the interior of a development shall orient at least one primary entryway toward and be visible from a private street, pedestrian pathway, or open space that is connected to a public right-of-way or private street. Other entries may include a side entrance which shall be visible from the private street, pedestrian pathway, or open space.

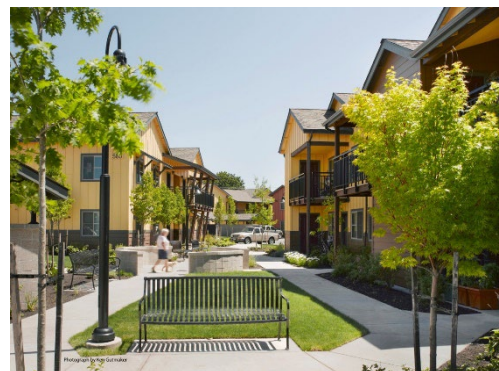
(c.) The primary entrance shall be through an allowed frontage type and shall comply with the appropriate frontage standards per Section 24.305.030 (Frontage Type Standards).



- ii. Access to Upper Units. Access to second floor dwellings shall be by a stair, which may be open, roofed, or enclosed.
- c. Massing and Articulation.
 - i. Duplexes/triplexes/quadplexes shall be massed as large houses, composed principally of two- to three-story volumes.
 - ii. Modulation. Buildings shall employ at least two of the following building modulation strategies:
 - (a.) Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.;
 - (b.) Use of balconies, front porches, overhangs, or covered patios; and/or,
 - (c.) Projections, offsets, and/or recesses of the building wall at least two feet in depth, such as bay windows.
 - iii. Articulation. All building elevations that face a street or a cluster driveway shall employ varied facade articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent with the design style, which provide articulation and design interest:
 - (a.) Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling;
 - (b.) Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a recess or projection;
 - (c.) Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building;
 - (d.) Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.;
 - (e.) Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or,
 - (f.) Roof overhangs at least 18 inches deep.

4. Courtyard Housing.

- a. Description. A group of multi-family dwelling units arranged to share one or more common courtyards upon a qualifying lot. Dwellings take access from the street or the courtyard(s). The courtyard is intended to be a semi-public space that is an extension of the public realm.
- b. Access and Orientation.
 - i. Entries.
 - (a.) Dwelling units shall orient the primary entryway(s) toward and be visible from the street or courtyard/common open space.
 - (b.) The main entryway(s) shall be through an allowed frontage type, and shall comply with the appropriate frontage standards per Section 24.305.030 (Frontage Type Standards).



- ii. Pathways. A shared pedestrian pathway shall provide access from the public right-of-way through the shared courtyard/common open space area to each dwelling unit.
- c. Massing and Articulation.
 - i. Buildings shall be massed as large houses, composed principally of two- to three-story volumes.
 - ii. Modulation. Buildings shall employ at least **two** of the following building modulation strategies:
 - (a.) Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.;
 - (b.) Use of balconies, front porches, overhangs, or covered patios; and/or,
 - (c.) Projections, offsets, and/or recesses of the building wall at least two feet in depth, such as bay windows.
 - iii. Articulation. All building elevations that face a street or courtyard/common open space shall employ varied facade articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent with the design style, which provide articulation and design interest:
 - (a.) Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling;
 - (b.) Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a recess or projection;
 - (c.) Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building;
 - (d.) Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.;
 - (e.) Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or,
 - (f.) Roof overhangs at least 18 inches deep.
 - iv. End Units. Any building where the primary façade and building entry is perpendicular to a public street right-of-way, private street, or publicly-accessible pathway is considered an End Unit. The End Unit (side facade facing the public right-of-way, private street, or publicly-accessible pathway)court shall meet the following standards:
 - (a.) The End Unit building façade shall have a fenestration area greater than 10% of the façade area.
 - (b.) The End Unit building façade shall have at least one architectural projection that projects a minimum of two feet from the street facing façade (e.g., bay windows) with a minimum width of two feet.
 - (c.) Parking shall not be located on the End Unit façade.
- 5. Stacked dwellings/Commercial Block.

- a. Description. A residential building comprised of stacked flats, or a mixed-use building designed for occupancy by retail, service, and/or office uses on the ground floor street frontage with residential units above units.
- b. Access and Orientation.



- i. Entries.

- (a.) Primary Shared Entries. Primary entries shared by multiple units (e.g., leading to upper stories) along street frontages shall meet the following standards (excludes individual residential entries):

- (1.) At least one pedestrian entry is required for each building on each primary street frontage, unless a greater number is required by the adopted Building or Fire Codes. A single corner entry may be provided to fulfill this requirement.
 - (2.) Primary shared building entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby, front porch, or forecourt (or combination), and shall comply with the appropriate frontage standards per Section 24.305.030 (Frontage Type Standards).



- (b.) Primary Individual Residential Entries.

- (1.) A minimum of 50% of the ground floor residential units that face a public right-of-way, publicly-accessible path, or open space shall have unit entries that face the street, path, or open space (Senior units or other deed-restricted units for special populations are exempt.).
 - (2.) Primary ground-floor entrances serving individual residential units shall be through a porch, dooryard, or stoop, and shall comply with the appropriate frontage standards per Section 24.305.030 (Frontage Type Standards).
- (c.) Primary Individual Commercial Entries. Each commercial/retail tenant shall have its own primary ground-floor entrance through a shopfront and awning, arcade, gallery, and/or forecourt frontage and shall comply with the appropriate frontage standards per Section 24.305.030 (Frontage Type Standards).

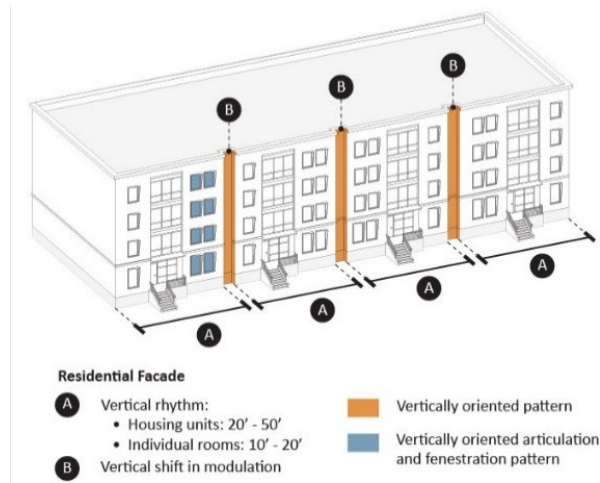
c. Massing and Articulation.

i. Facade Rhythm and Pattern. Multi-family residential and residential mixed-use buildings shall express a repeating rhythm and pattern of lines, shapes, forms and/or colors that reflects the size and scale of a housing unit and/or individual rooms and spaces. This may be achieved with building modulation to create vertically oriented facades (height greater than the width of the façade), façade articulation, and repeating vertically oriented patterns of fenestration.



- (a.) Residential facades shall use vertical patterns of building modulation, façade articulation, and fenestration. This rhythm shall be between 20 to 50 feet in width for housing units or 10 to 20 feet in width for individual rooms and spaces.
- (b.) Ground floor shopfront uses shall express a vertical rhythm not to exceed 20 to 50 feet in width.

Figure 24.305.020.A-1. Façade Rhythm and Pattern

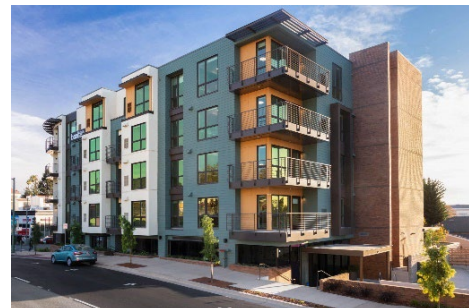


Note: This graphic does not represent a fully designed building applying all standards.

ii. Building Length. Buildings shall not exceed 380 feet in length or width.

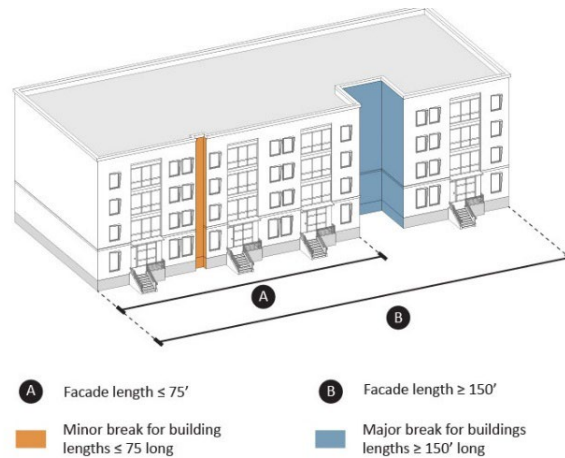
iii. Vertical Modulation - Massing Breaks.

(a.) Major Massing Breaks. Buildings greater than three stories in height with primary building façades greater than or equal to 150 feet in length shall have a minimum of one major massing break. Major massing breaks shall be a minimum depth of five feet and a minimum width of 10 feet and shall extend the full height of the building including a break in the roofline. Primary building façades greater than or equal to 300 feet in length shall include at least two major massing breaks, with one major break with a minimum depth of 10 feet and minimum width of 20 feet (the other break may be at the smaller size - minimum depth of five feet and a minimum width of 10 feet).



(b.) Minor Massing Breaks. All continuous building façades greater than or equal to 75 feet in length shall have at least one minor massing break (vertical shift modulation). Minor breaks shall be a minimum of two feet deep and four feet wide and extend at minimum the full height of the building above the ground floor, including a break in the roofline.

Figure 24.305.020.A-2. Massing Breaks

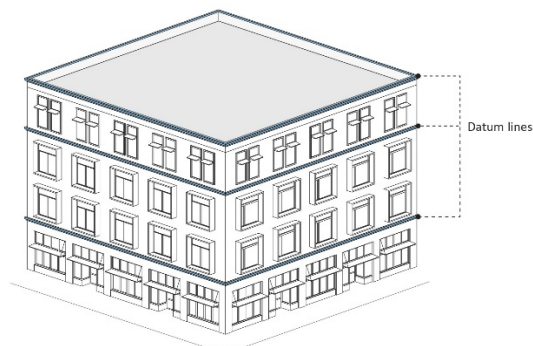


Note: This graphic does not represent a fully designed building applying all standards.

iv. Facade Articulation. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest:

- Recesses. Vertical and horizontal recesses such as a pattern of recessed grouping of windows, recessed panels, or similar strategies. The recess shall be a minimum four inches in depth.
- Projections. Vertical and horizontal projections such as shading and weather protection devices, decorative architectural details, or similar strategies. Shading and weather protection projections shall be a minimum of two feet in depth. Architectural projections shall be a minimum of four inches in depth.
- Datum Lines. Datum lines that continue the full length of the building, such as cornices, with a minimum four inches in height, and a minimum two inches in depth with a change in material.

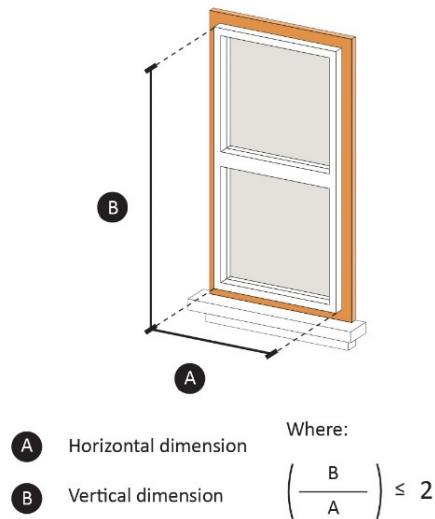
Figure 24.305.020.A-3. Datum Lines



- Balconies. Balconies or Juliet balconies (every 20 to 50 feet). Balconies shall be a minimum of six feet in depth; Juliet balconies shall be a minimum of eight inches in depth.

- (e.) Screening Devices. Screening devices such as lattices, louvers, shading devices, perforated metal screens, or similar strategies.
- v. Fenestration. Fenestration shall meet the following standards:
 - (a.) Fenestration shall reinforce vertical proportions and patterns with windows that shall not exceed a 2:1 horizontal-to-vertical ratio.
 - (b.) Windows that are flat or “flush” with the facade are prohibited unless applied to a portion of a building that is part of a recessed facade modulation as identified in horizontal or vertical shift modulation strategies in Section 24.305.020A5C.(Façade Articulation) above. See also Section 24.305.020B (Windows).
 - (c.) Curtain walls, if used, shall have a vertical orientation of mullions, joints, or solid panels that create a vertical pattern that does not exceed a 2:1 horizontal-to-vertical ratio.

Figure 24.305.020.A-4. Fenestration



- vi. Treatment of Corner Buildings. Buildings located at street corners that are three stories and higher shall include the following special features:

- (a.) The building façade shall be located at the minimum front and street side yard setback or build-to line on both facades for a minimum aggregated length of 50 feet meeting at the corner, OR the building shall be set back at the corner to provide a publicly-accessible open space/plaza or outdoor seating area for public dining with a minimum dimension of 20 feet and minimum area of 400 square feet.
- (b.) The entry to ground floor retail or the primary building entrance shall be located within 25 feet of the corner of the building.



- (c.) The corner of the building shall include **one or more** of the following features:
- (1.) A different material application and/or fenestration pattern from the rest of the façade.
 - (2.) A change in total height of at least four feet greater or less than the height of the abutting primary façade.
 - (3.) A special architectural feature such as a rounded or cut corner, tower/cupola, or similar.

24.305.020.B. General Building Design Standards and Guidelines

1. Side and Rear Elevations. Side and rear facades facing a street or courtyard/open space shall be articulated per the building type standards in Section 24.090.060 (Building Type Standards). All other side and rear facades shall include details which are compatible with those on the front facade, with similar types and treatments of roofs, windows, shutters, and other architectural elements.
2. Windows.
 - a. Window Trim or Recess. Windows shall be recessed at least three inches from the plane of the surrounding exterior wall, or shall provide a combination of trim and recess with minimum one inch recess. Curtain walls are exempt.

Figure 24.305.020.B-5. Window Trim or Recess



3. Materials and Colors.
 - a. Variation in Materials. At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage, excluding windows, railings, base bulkheads, and trim.
 - b. Variation in Colors. Colors shall be used as follows:
 - i. Primary colors shall be used on the majority of the building surface;
 - ii. Secondary colors shall be used to accentuate façade elements or upper floors; and
 - iii. Accent colors shall be limited to moldings, trims, bulkheads, doors, and/or signage.

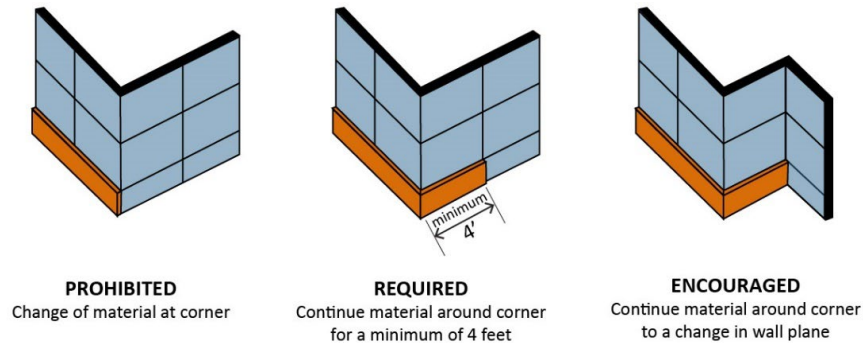
- iv. Up to two additional colors may be used to distinguish between upper and lower floors or as an additional secondary color.

Figure 24.305.020.B-6. Variation in Materials



- c. **Change in Materials.** A change in material must be offset by a minimum of six inches in depth. Material changes shall not occur at corners. The same material shall continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane.

Figure 24.305.020.B-7. Material Changes at Corners



- d. **Building Component Colors.** All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.
- e. **Prohibited Colors.** High chroma (over 75% saturation) and neon colors are prohibited.
- f. **Durable Materials.** Buildings shall incorporate durable finish and/or accent materials, including masonry, tile, stone, stucco, architectural grade wood, brick, glass, and finished metal.

- g. Prohibited Materials. Plain untextured block, plywood, vinyl, plastic (and plastic laminate), and mill-finish (non-colored) aluminum metal windows or door frames are prohibited as materials.

4. Architectural Guidelines.

- a. Architectural Integrity. This document does not prescribe any particular style. Whichever architectural style is selected, buildings should be designed using elements that are authentic to that architectural style in regard to building form, detailing and decorative features, colors, materials, etc.
- b. Building Components (Base/Middle/Top).



This standard applies to buildings that are designed using a traditional architectural style (e.g., Mediterranean, Spanish, etc.). Buildings four stories and higher should be designed to differentiate a defined base, a middle or body, and a top, cornice, or parapet cap. Buildings three stories or less should include at minimum a defined base and top. Each of these elements should be distinguished from one another for a minimum of 75% of the façade length through use of the following:



- i. Horizontal facade modulation which could include upper floor or ground floor step backs.
 - (a.) Ground floor step backs shall include a horizontal shift of the ground floor facade with a minimum depth of two feet to create an overhang or arcade.
 - (b.) Upper floor step backs shall include at minimum a five-foot step back from the primary façade for a minimum of 75% of the length of the façade.
- ii. And two or more of the following:
 - (a.) Horizontal façade articulation and/or variation in façade articulation strategy (see Section 24.305.020.A.1.c.ii. (Facade Articulation)).
 - (b.) Variation in façade rhythm and pattern (see Section 24.305.020.A.5.c.i (Facade Rhythm and Pattern)).
 - (c.) Variation in fenestration strategy (size, proportions, pattern, and depth or projection) (see Section 24.305.020.A.5.c.v. (Fenestration)).
 - (d.) Variation in material (façade material, material size, texture and/or pattern) and color.

24.305.030 Frontage Type Standards

24.305.030.A. Purpose.

This Section identifies the frontage types allowed within the Housing Overlay Zones and provides design standards for each type to ensure that proposed development relates to its street frontage as necessary to appropriately form the public realm of the street. Each proposed building shall be designed to incorporate a frontage type designed in compliance with the standards of this Section for the applicable type. Frontage types are required for all buildings within each zone as shown in Table 24.305.030B-1 Frontage Types.

24.305.030.B. Applicability.

Each proposed building shall be designed to incorporate a Private Frontage Type designed in compliance with these regulations. A property's permitted and/or required Private Frontage Types shall be limited to those specified by 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. Private frontage includes: 1.) Portions of a property between the back-of-sidewalk line and the primary building façade along any Street; and 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 24.305.030.B-1 (Private Frontage).

Figure 24.305.030.B-1. Private Frontage

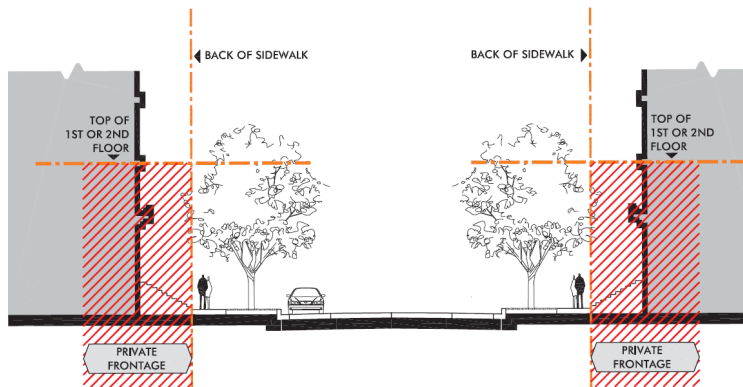
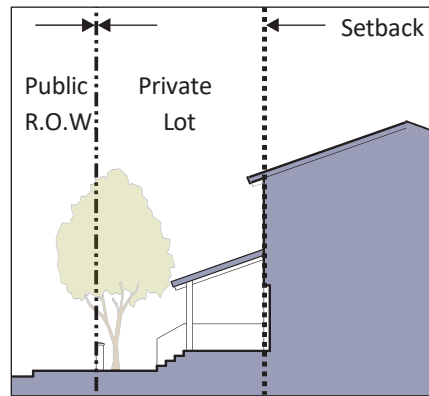


Table 24.305.030.B-1. Frontage Types

| | LOT PRIVATE FRONTAGE | R.O.W. PUBLIC FRONTAGE | LOT PRIVATE FRONTAGE | R.O.W. PUBLIC FRONTAGE |
|---|----------------------------|------------------------------|----------------------------|------------------------------|
| <p>Porch & Yard: 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 may be used to demarcate yard.</p> | | | | |
| <p>Dooryard: a frontage wherein the facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is suitable for cafes as the eye of the sitter is level with that of the standing passerby.</p> | | | | |
| <p>Stoop: a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.</p> | | | | |
| <p>Forecourt: a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.</p> | | | | |
| <p>Shopfront and Awning: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.</p> | | | | |
| <p>Gallery: a frontage wherein the facade is an attached cantilevered shed or a lightweight colonnade resulting in a covered walkway or dining area. This type is conventional for retail use.</p> | | | | |
| <p>Arcade: a frontage wherein the facade is a colonnade that is covered by upper stories. This type is conventional for retail use.</p> | | | | |
| <p>Lobby Entry: A 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> | | | | |

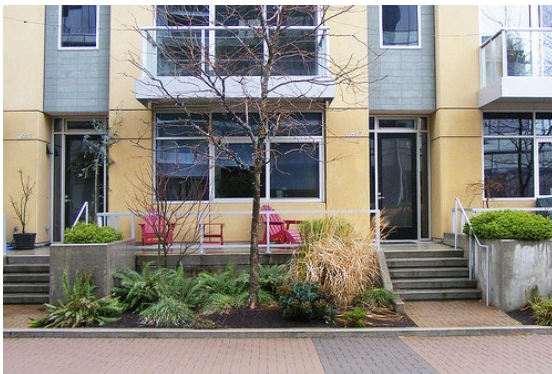
24.305.030.C. Frontage Types

1. Porch and Yard.



- a. Description. A frontage wherein the facade may be set back from the property line/frontage line to create a yard. An encroaching porch is appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. 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.
 - i. Setbacks. Setback areas shall be landscaped.
 - ii. Porches shall be five feet minimum deep (clear), eight feet minimum wide (clear) and eight feet minimum tall (clear).
 - iii. Porches shall be raised 18 inches minimum and three feet maximum from the adjacent finished grade, and located at the first story.
 - iv. Fences.
 - (a.) Fences enclosing the front yard shall not exceed three feet, six inches in height from the adjacent sidewalk.
 - (b.) Chain link fencing, barbed-wire, razor-wire, and corrugated metal fencing shall not be permitted.

2. Door Yard/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.

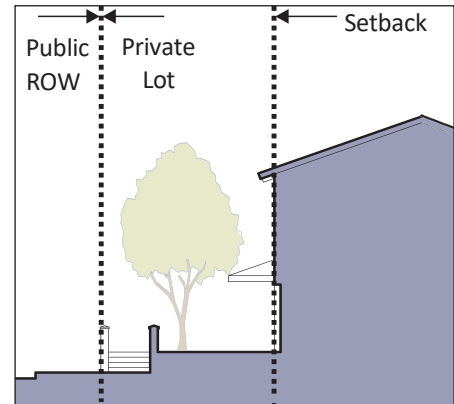
- b. Design Standards.

- i. Dooryards/Terraces shall be a minimum of 10 feet deep, and raised a minimum of 12 inches and a maximum of three feet above the finished grade.
 - ii. Dooryards that face and/or encroach into a courtyard shall be a minimum of 10 feet wide.

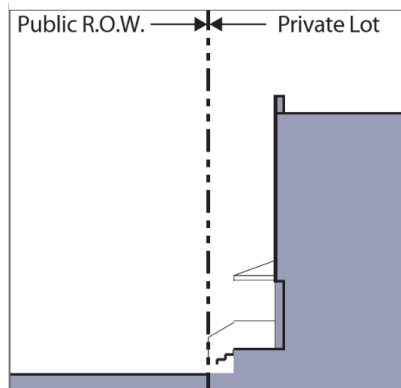
- iii. Retaining Walls.

- (a.) A retaining wall may be built around the dooryard or terrace.
 - (b.) The retaining wall may not be higher than structurally necessary.
 - (c.) The retaining wall may be constructed of stucco, brick, or stone, alone or in combination.

- iv. Weather Protection. The primary entry shall include weather protection that is a minimum four feet wide and three feet deep by recessing the entry, providing an awning or canopy, or using a combination of these methods.



3. Stoop.

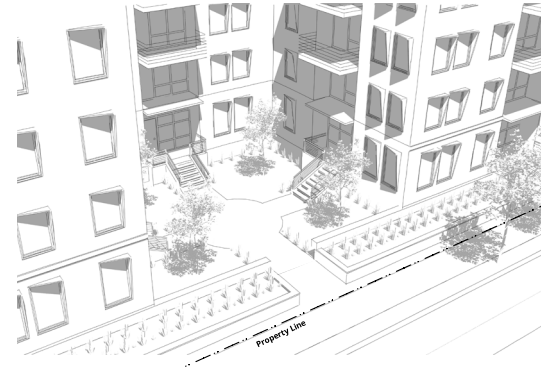
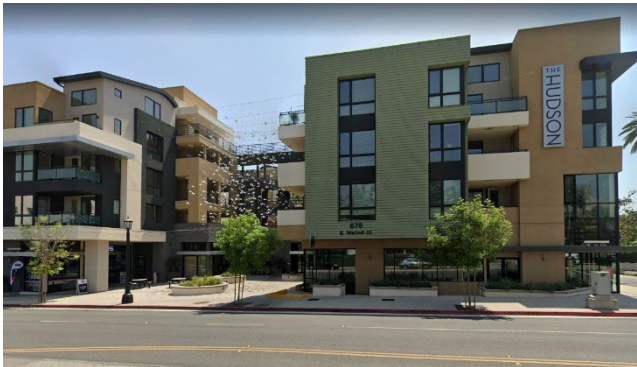


- a. Description. Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. The stoop is suitable for ground-floor residential use at short setbacks. A shed roof may also cover the stoop.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

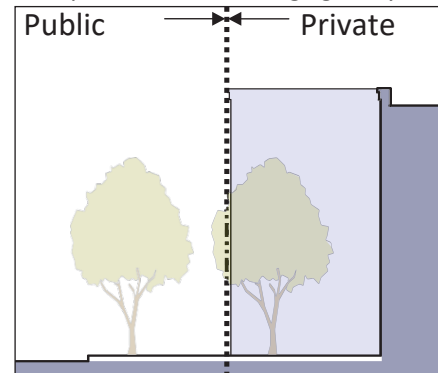
- b. Design Standards.

- i. Stoops shall be raised 18 inches minimum and 36 inches maximum from the finished grade.
- ii. Stoops must correspond directly with the building entry(s) and be perpendicular to or parallel with the adjacent walk.
- iii. Stoops shall be three feet wide minimum and 10 feet wide maximum.
- iv. Multiple stoops may be combined to increase the scale of the entrance.
- v. Weather Protection. The primary entry shall include weather protection that is a minimum three feet wide and three feet deep by recessing the entry, providing an awning or canopy, or using a combination of these methods.
- vi. Setbacks. Setback areas shall be landscaped.

4. Forecourt.



- a. Description. Forecourts are uncovered courts within a shopfront and awning, 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 offloading. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court. This type may be combined with other frontage types, such as Lobby and Shopfront & Awning frontage types.
- b. Design Standards
- A forecourt shall be 10 feet deep minimum (clear) and 30 feet deep maximum (clear).
 - A forecourt shall be 10 feet wide minimum and 50 feet wide maximum or 50% of lot width, whichever is less.
 - Forecourts between 10 feet and 15 feet in depth shall be substantially paved, and enhanced with landscaping. Forecourts between 15 feet and 30 feet in depth shall be designed with a balance of paving and landscaping.
 - A fence or wall at the property line, not to exceed three feet, six inches, may be used to define the private space of the court.
 - If the forecourt is raised above the adjacent sidewalk grade, it should not be more than three feet above the grade of the sidewalk.
 - When used for retail, restaurant, or service uses, all three sides of the courtyard shall feature shopfront entrances and display windows.
 - Shared entries shall be provided through a lobby frontage that complies with the standards in Section 24.090.080.K (Lobby).

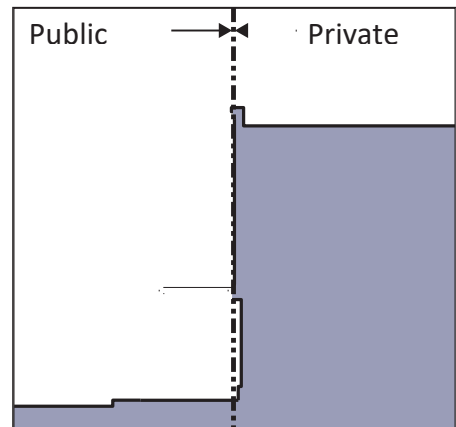


5. Shopfront and Awning.



- a. Description. Typically, the Shopfront & Awning frontage type applies to storefronts.

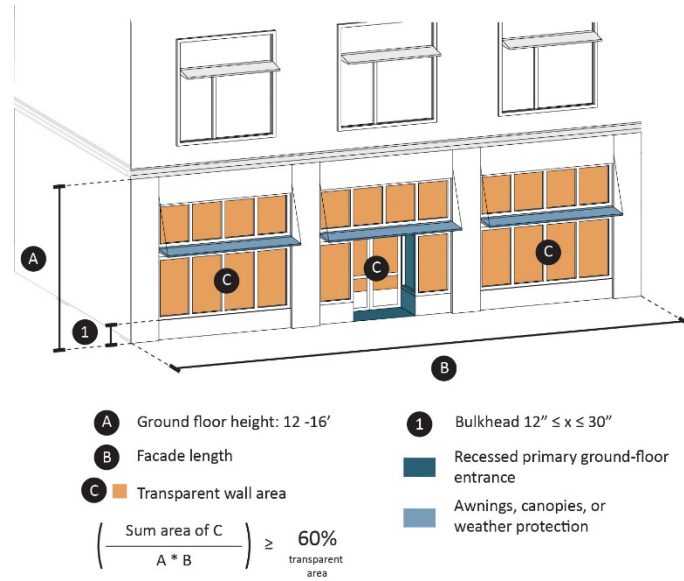
Shopfronts are like small buildings with their own base, “roofline”, and pattern of window and door openings. Shopfronts are facades placed at or close to the right-of way line, with the entrance at sidewalk grade. They are conventional for retail frontage and are commonly equipped with cantilevered shed roof(s) or awning(s). Recessed shopfronts are also acceptable. 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.

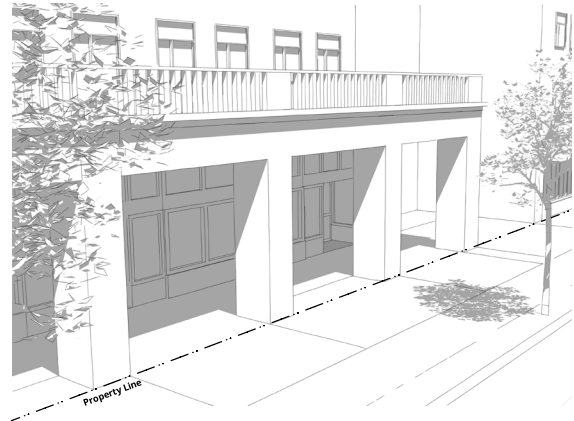
- i. Shopfronts shall be between 12 and 16 feet tall, as measured from the adjacent walk.
- ii. Shopfront width shall be a minimum of 10 feet and maximum of 50 feet. Multiple shopfronts may be combined to create a large retail space if needed.
- iii. Shopfronts may be set back up to 12 feet for up to 25 feet of the building frontage in order to create a covered Alcove, in which outdoor dining or merchandising can occur within the volume of the building.
- iv. Openings and Windows. Shopfronts in new mixed-use developments shall contain clear openings and windows for a minimum of 60% of the linear length of the first floor facades facing sidewalks, pedestrian walks, or publicly-accessible outdoor space areas. Dark tinted, reflective, mirror, or opaque glazing is not permitted for any required wall opening along street level retail facades.

Figure 24.305.030.C-2. Shopfront/Awning Design

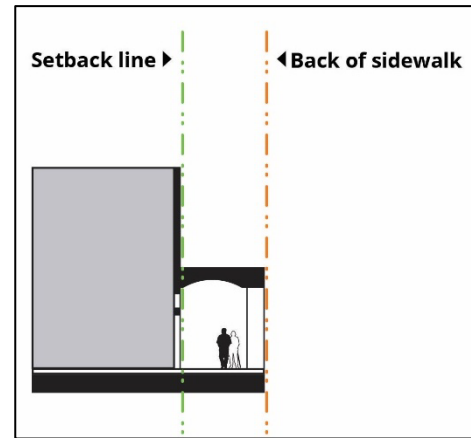


- v. Door swings shall not encroach into the public right-of-way.
- vi. Bulkheads and Solid Base Walls. If provided, bulkheads and solid base walls shall not be less than 12 inches or higher than 30 inches from finished grade.
- vii. Weather Protection. Primary ground floor entrances shall include weather protection that is a minimum six feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of those methods.
- viii. Transom Windows. Commercial clerestory and transom windows are recommended to provide a continuous horizontal band or row of windows across the upper portion of the shopfront.
- ix. Awning and Canopies.
 - (a.) Awnings and canopies shall provide a minimum of eight feet of vertical clearance over the sidewalk.
 - (b.) When transom windows are provided above display windows, awnings, canopies, or similar weather protection elements shall be installed between the transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window.
 - (c.) Awnings may be fixed or retractable.
 - (d.) Awnings, canopies, and other weather protection elements shall not extend across more than 80% of the facade. Instead, individual segments shall be divided into sections to reflect the major vertical divisions of the façade, and shall be installed over each shopfront entry or set of shopfront windows. Awnings shall not extend across wall sections, across multiple sets of windows, or over columns or structural piers/pilasters.
 - (e.) Awnings and canopies shall be made of fabric, glass, wood (synthetic or weather treated), metal or a combination of such materials. Vinyl and plastic awnings are prohibited.

6. Gallery.



- a. Description. A gallery is an attached, cantilevered shed or a lightweight colonnaded space resulting in a covered walkway or dining 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.
- i. Placement: 1st and 2nd stories.
 - ii. Galleries shall be no less than 10 feet wide clear in all directions.
 - iii. The gallery shall be treated as an extension of the sidewalk space (publicly accessible).
 - iv. Galleries generally extend along the entire width of a lot.
 - v. Along primary frontages, the gallery column spacing shall correspond to shopfront openings.
 - vi. Openings and Windows. Shopfronts shall contain clear openings and windows for a minimum of 60% of the linear length of the first floor facades facing sidewalks, pedestrian walks, or publicly-accessible outdoor space areas. Dark tinted, reflective, mirror, or opaque glazing is not permitted for any required wall opening along street level retail façades.
 - vii. Ceiling beams and light fixtures that are located within the column spacing geometry greatly enhance the quality of the space and are recommended.



7. Arcade.



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

b. Design Standards.

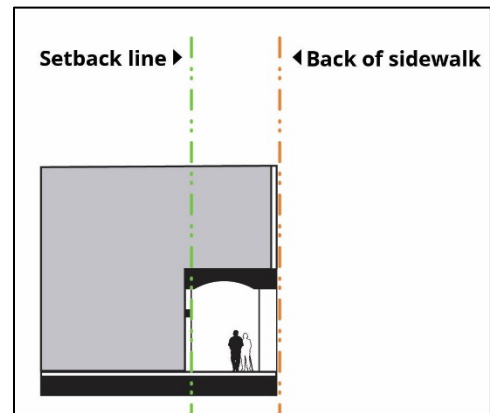
i. The arcade shall be treated as an extension of the sidewalk space (publicly accessible).

ii. Arcades shall be no less than 10 feet wide clear in all directions.

iii. Along primary frontages, the arcade column spacing shall correspond to shopfront openings.

iv. Openings and Windows. Shopfronts shall contain clear openings and windows for a minimum of 60% of the linear length of the first floor facades facing sidewalks, pedestrian walks, or publicly-accessible outdoor space areas. Dark tinted, reflective, mirror, or opaque glazing is not permitted for any required wall opening along street level retail façades.

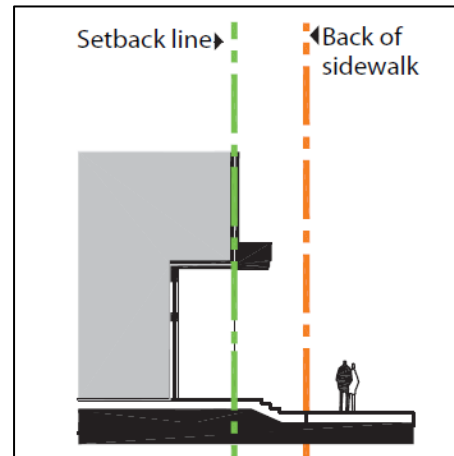
v. Arcades generally extend along the entire width of a lot.



8. Lobby.



- a. Description. A lobby entry is an entrance with a significant architectural expression. A lobby entrance should be prominent and easy to identify. This frontage type is appropriate for office and shared 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. This frontage may be used in combination with other frontage types, such as Shopfront and Awning, Forecourt, Stoops, and Dooryards.



- b. Design Standards.

- i. Entries. Primary shared building entries shall include weather protection that is a minimum eight feet wide and six feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods. In no case shall the width of the weather protection be less than that required to completely cover the entry doors.
- ii. Setback areas may be landscaped, paved, or be a combination of landscaping and paving.

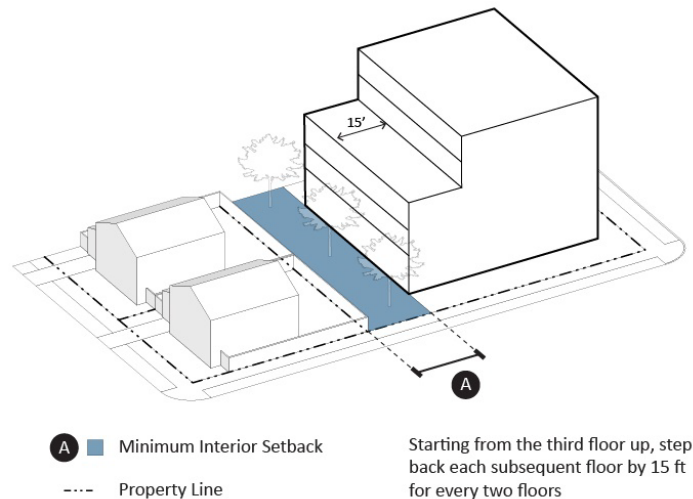
24.305.040 General Site Design Standards

24.305.040.A. Neighborhood Transitions

1. Transition to Lower Density Building Types. When a building over three stories in height has an interior (rear or side) property line abutting a single-family residential zoned parcel or existing single-family home, starting from the third floor up, each subsequent floor shall be stepped back by 15 feet for every two floors.



Figure 24.305.040.A-1. Transitions to Lower Density Building Types



2. Privacy.

- a. Window Placement. When a residence is located within 10 feet of a side property line, windows on the residence shall be offset a minimum of three feet from windows of the nearest building on the adjacent property.
- b. Balcony Placement. Upper-story balconies shall be offset a minimum of 10 feet opposite windows of adjacent single-family residences.

24.305.040.B. Site Design and Circulation

Large sites should be broken up into smaller blocks with new public or private streets and pedestrian pathways to facilitate access and connectivity, as follows.

1. **Block Size.** The maximum block size for new blocks shall be no greater than 1,600 feet in perimeter. No block shall be greater than 400 feet in length without a publicly-accessible path or street connecting from one public right-of-way to another public right-of-way or turn around point. Alleys do not count as a connecting street or publicly-accessible path.
2. **Private Streets.** If new private streets are created, they shall meet the following standards.
 - a. Minimum right-of-way width shall be 52 feet.
 - b. The ROW from curb to curb shall be a minimum of 32 feet wide and may be arranged in a number of ways with travel lanes, parking/loading and/or bicycle facilities depending on the street function and adjacent development.
 - i. Parallel parking or loading zone – minimum 8 feet wide
 - ii. Travel lane – minimum 9 feet wide
 - iii. Bike lane – minimum 4 feet wide
 - c. Sidewalks shall include a minimum 6-foot wide clear throughway with a 4-foot wide planter/planting strip or furnishing zone that includes trees, lighting, street furniture, etc.
 - d. The planter/planting strip shall be planted with low lying, drought tolerant ground covers and shrubs. Trees planted within the planter/planting strip shall meet the standards in Section 24.305.040.H (Street Trees).
 - e. Pedestrian-scale decorative street lighting shall be provided within the planter strip/furnishing zone at a maximum spacing of 90 feet on-center. Lighting shall be a maximum of 16 feet in height.
3. **External Connectivity.** 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.
4. **Cul-de-sacs and Dead End Streets.** 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.
5. **Flag Lots.** Flag lots are prohibited.

24.305.040.C. Parking

1. **Access and Driveways.**
 - a. Parking shall be accessed from new internal streets, alleys, or driveways (preferably from alleys, where possible). Garage doors shall face alleys or driveways.
 - b. Along all streets, the maximum number of curb cuts associated with a single building is one two-lane curb cut or two one-lane curb cuts.

- c. The maximum width of driveways/curb cuts is 12 feet for a one lane and 24 feet for a two-lane driveway.
- d. Driveways shall be set back a minimum of three feet from side property lines. Parking entrances to subterranean garages and/or driveways shall be located as close as possible to the side or rear of each lot.
- e. Driveways/curb cuts shall follow City Engineering Standards.

2. Screening.

- a. Parking Structure Design and Screening. New structured parking shall be designed to meet the following standards:

- i. Ground Level. Except for garage entrances, any ground floor parking level facing a public right-of-way or publicly-accessible open space or path (including partially subgrade parking visible above grade) shall:

- (a.) Be lined/wrapped with residential or commercial uses (where allowed by zoning) with a minimum depth of 20 feet or the required active frontage depth for that location; or
 - (b.) Be designed and treated with the same level of detail, material quality, and façade articulation as other façade areas and/or screened with landscape screening (e.g., shrubs, landscaped trellises) and/or crafted ornamental metal screens.



- ii. Upper Levels. Parking levels above the ground level may extend to the building facade but shall be designed and treated with the same level of detail, material quality, and façade articulation as other facade areas (e.g., facade articulation and modulation, use of real windows with glazing or false windows defined by frames, lintels, or sills). No more than two upper levels of parking shall extend to the building facade.

- b. Surface Parking Screening. All surface parking areas designed to accommodate five or more vehicles shall be screened from view from public streets, publicly-accessible open spaces, and adjacent lots in a more restrictive zone, according to the following standards.

i. Height. The maximum height of a fence or wall along street frontages and walkways/sidewalks shall be no taller than three feet when used to screen the parking lot. Alley frontages are exempt from this standard. Screening of parking lots along interior lot lines that abut residential zones shall be six feet in height, except within the required front setback of the applicable zone, where screening shall be three feet in height.

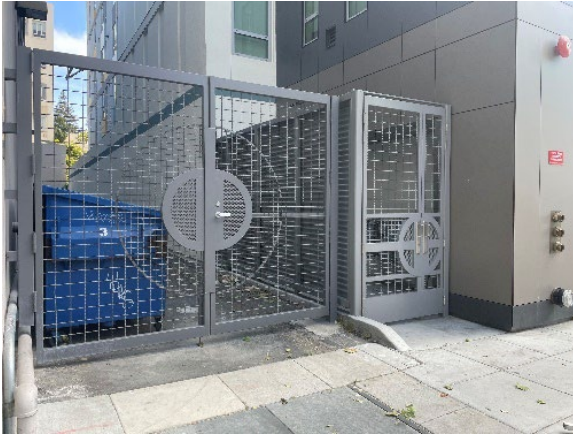


- ii. Fences and Walls. Screening shall consist of one the following:

- (a.) Walls. Low-profile walls consisting of brick, stone, stucco, or other quality durable material approved by the Director. Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material approved by the Director.
- (b.) Fences. An open fence of manufactured wood, wrought iron, or similar material combined with plant materials to form an opaque screen.
- (c.) Planting. In addition to a fence or wall, screening shall be landscaped with plant materials consisting of compact plants that form an opaque screen. Such plant materials must achieve a minimum height of two feet within 18 months after initial installation and must be permanently maintained.

24.305.040.D. Utilities and Services

1. Location of Service Areas, Storage, Utilities, and Equipment. All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas, and storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by building and fire codes):
- a. Utilities and equipment, service, storage, and non-passenger loading areas shall be located inside of buildings or on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings and shall be fully screened from view per Section 24.305.040D.2 (Service, Storage, Utility, and Equipment Screening) below.
- b. Utilities and equipment, service, storage, and non-passenger loading areas shall not be located within the front or street side setback area of the lot or development site. Additionally, utilities and equipment, service, storage, and non-passenger loading areas for multi-family and mixed-use developments shall not be located within setback areas, along mid-block pedestrian connections, within the public right-of-way, and/or within 25 feet of a street corner.



2. Service, Storage, Utility, and Equipment Screening. All service and storage areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:

- a. Screening shall be equal to or higher than the height of the equipment to be screened, unless specified otherwise.
- b. Screening shall be made of a primary exterior finish material used on other portions of the building/residential units, architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.
- c. All vents, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.



3. Location and Screening of Rooftop Equipment. **Rooftop elements on multi-family and mixed-use buildings, including roof access, mechanical equipment, and other features needed for the function of the building, shall be located to minimize visual impact by meeting the following requirements. Mechanical equipment less than two feet in height, solar panels, wind generators, or green roof features shall be exempt from these requirements.**

- a. Mechanical equipment shall not be visible from any point at or below the roof level of the subject building, which can be accomplished by setting back mechanical equipment a minimum of 10 feet from the roof edge or by screening through the use of parapet walls, towers, or other architectural features.
- b. If equipment will be visible from adjacent taller buildings or from higher grades, it shall be painted to match the rooftop in color and should be grouped together where practical.

4. Refuse and Recycling.

- a. For single-family or multi-family/residential mixed-use development projects that do not necessitate communal or shared refuse and recycling areas/containers, no enclosure

structure shall be required. However individual trash, recycling, and green waste containers shall be stored in such a manner that containers are not visible or screened from public view from the front of the property. Containers may be placed in public view for purposes of collection.

- b. For single-family or multi-family/residential mixed-use projects that necessitate communal or shared refuse and recycling areas, and accessible enclosures for the storage of refuse and recyclable materials shall be provided.

- i. Location. Refuse and recycling collection and trash compactor areas shall be located inside of buildings or inside of enclosures located along alleys or in parking areas at the rear or side of buildings. Refuse collection areas shall be prohibited within any required front setback, street side setback, any required parking spaces, landscape areas, and open space areas. Refuse and recycling collection areas, to the extent possible, shall be located as far as possible from the residential portion of mixed-use buildings and open space areas.

- ii. The design, construction, and accessibility of enclosures shall conform to the requirements of the [City of Ventura Trash Enclosure Guidelines 2020](#).

24.305.040.E. Open Space

1. Private Open Space. Private open space areas are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private gardens, private yards, terraces, decks, and porches, among others. Private open spaces shall meet the following standards:

- a. Be directly accessible from a residential unit;
 - b. Minimum Dimensions:
 - c. See overlay sections for requirements.
 - d. Minimum clear height dimension of eight feet, measured from the ground-level floor or decking.
 - e. May be covered but cannot be fully enclosed (i.e., at least one side must be open to the air).



2. Common Open Space. Common open spaces are shared and accessible only to building residents and their visitors. They can be located at the ground level, on parking podiums, or on rooftops, provided they are adequately landscaped. Common open spaces may include courtyards, gardens, play areas, outdoor dining areas, recreational amenities, rooftop amenities, and community rooms, among others. Up to 30% of required common open space may be provided as publicly-accessible open space (see Section 24.305.040.E.3. (Publicly-Accessible Private Open Space (PAPOS))).



- a. Design and Dimensions. Common open spaces shall meet the following standards. Entry porches and required setback areas with a dimension less than 20 feet shall not be counted toward common open space requirements.
 - i. Minimum dimension of 20 feet in any direction;
 - ii. A maximum of 50% of the common outdoor space square footage may be covered by a shading device or roof structure;
 - iii. Courtyards enclosed on three sides shall have a minimum dimension of 30 feet in all directions. Courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1.25:1;
 - iv. The open space shall include places to sit and shade structures;
 - v. A minimum of 20% of the open space area shall be planted with trees, ground cover, and/or shrubs;
 - vi. Slopes shall not exceed 10% .
- b. Amenities. All multi-family and residential mixed-use developments with five or more dwelling units shall provide recreational amenities within the site which may include but are not limited to a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter – barbecue area; court game facilities; improved softball or baseball fields; exercise equipment; or day care facilities. The number of amenities shall be provided pursuant to Table 24.305.040.E-1. Required Open Space Amenities.

Table 24.305.040.E-1. Required Open Space Amenities

| Number of Units | Number of Open Space Amenities |
|-----------------|--------------------------------|
| 0-4 | 0 |
| 5-20 | 1 |
| 21-50 | 2 |
| 51-100 | 3 |
| 101-200 | 4 |
| 201-300 * | 5 |

**Add 1 amenity for each 100 additional units or fraction thereof.*

- 3. Publicly-Accessible Private Open Space (PAPOS). This section applies to publicly-accessible private open spaces (PAPOS), when provided. If provided, it may count towards 30% of the required common open space for a project. Publicly-accessible open space may include: plazas, courtyards, seating areas, parklets, play areas, recreational facilities or equipment, dog parks, and usable green space, among others.
 - a. PAPOS Design and Dimensions. PAPOS shall be designed to create usable open space for public use. PAPOS shall meet the following standards:

- i. Minimum dimension of 20 feet in one direction with a minimum of 15 feet in any other direction. Minimum total area of 400 square feet .
- ii. A maximum of 50% of the open space may be covered.
- iii. Minimum 20% landscape area as per Section 24.305.040.E.3.c(PAPOS Landscaping) below.
- iv. The space shall be publicly accessible for a minimum of 12 consecutive hours per day.
- v. The space shall be directly accessible from a public right-of-way or from a publicly-accessible lobby; or if the PAPOS is not directly accessible and visible from a public right-of-way, clear signage shall be visible from the public right-of-way directing users to the PAPOS and well as identifying the PAPOS, open space type, hours of access, and amenities.



- b. PAPOS Amenities. PAPOS shall include seating options (e.g., seat walls, planter ledges, benches, picnic tables, and seating steps) and shade structures ((e.g., awnings, trellises, umbrellas), and at least one of the following amenities and features:
 - i. Water features
 - ii. Public art
 - iii. Drinking fountains
 - iv. Public restrooms
- c. PAPOS Landscaping. PAPOS shall provide a combination of trees, shrubs, and ground cover as follows:
 - i. A minimum of 20% of the open space area shall be planted with ground cover and/or shrubs.
 - ii. A minimum of one tree shall be planted per 400 square feet of the open space area.

24.305.040.F. Lighting

1. Fixture Height. Fixture mounting height shall be appropriate for the project and the setting, as follows:

- a. Abutting Single-Family Residential Homes or Zones. The maximum height of freestanding outdoor light fixtures abutting residential zones is 16 feet.
- b. Pedestrian Areas. The maximum height of pedestrian-scale light fixtures for pathways, private outdoor space, publicly-accessible outdoor space and other areas of high pedestrian activity is 16 feet.
- c. Parking Lots. The maximum height for freestanding outdoor light fixtures in parking lots shall be 20 feet.
- d. All Other Locations. In all other locations, the maximum height for freestanding outdoor light fixtures shall be 20 feet.



2. Light Trespass. All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. All luminaires shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for “Cut Off” or “Full Cut Off” luminaires.
3. Design. All light fixtures for non-residential projects visible to the general public shall be consistent with the overall architectural style of the project with respect to design, materials, color, and color of light.
4. Attachment. Lighting fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet, roof, or eave of the roof.

24.305.040.G. Alleys

1. Alley Design and Dimensions.

- a. All alleys shall be two-way.
- b. Alley width from building face to building face should be at least 30 feet at ground level. Minimum width from property line to property line shall be 20 feet.
- c. Minimum alley paving shall be 12 feet.
- d. Balconies or overhangs at a minimum clearance height of 10 feet may extend to the ROW line.



2. Alley Access and Visibility.

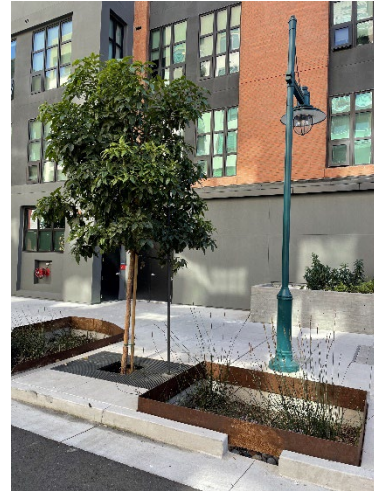
- a. Alley intersections shall provide a 15-foot clear visibility triangle, above vegetation 24 inches in height, or per the American Association of State Highway and Transportation Officials (AASHTO) minimum sight distance criteria. Turning for trucks can be accommodated through unpaved but stabilized surfaces at corners.
- b. No linear alley should be greater than 300 feet. When an alley does extend over 300 feet, it shall be curved or jogged to prevent high traffic speeds.

3. Alley Entrances.

- a. Are discouraged on streets facing public green spaces.
- b. Are encouraged to align with each other when across a street or should be separated by a minimum of 75 feet.
- c. Should be a minimum of 75 feet from an intersection measured from the ROW.

24.305.040.H. Street Trees

1. Location. Street trees shall be planted within the furnishing zone on commercial streets and within the parkway, between the sidewalk and the street curb, on residential streets.
2. Size and Spacing.
 - a. Size. Street trees shall be a minimum 24-inch box size.
 - b. Spacing. Tree spacing shall be a minimum of 30 feet and a maximum of 45 feet on center, depending on the species of tree and canopy size at maturity. Street trees may be alternating spacing from one side of the street to the other, on narrow streets.
3. Species.
 - a. Drought-tolerant canopy trees shall be selected.
 - b. Trees planted within five feet of a street, sidewalk, paved trail, parking area, or walkway shall be a deep-rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.
 - c. Tree species shall be selected such that minimum height of base of canopy is eight feet, at time of maturity, for vertical clearance of pedestrians and vehicles. On retail streets, the base of the canopy should be a minimum of 10 feet so as to not obscure windows and signage.
 - d. Retail/commercial streets should be lined with a single uniform type of tree.
 - e. On residential streets, street tree species should be consistent within a given street but should vary from street to street.
4. Tree Planters, Wells, and Grates.
 - a. Street trees shall follow all City engineering standards pursuant to the [Ventura Public Works Engineering Design Standards](#).
 - b. Street trees along residential streets shall be planted within a parkway or planter with a minimum width of four feet.
 - c. Street trees along retail/commercial streets shall be grated. Tree grating shall be made of metal.
 - d. Maintenance. Street trees shall be provided with permanent irrigation. Tree pruning shall be a part of regular maintenance and shall be performed by a licensed California landscape contractor in accordance with International Society of Arboriculture (ISA) standards. Severe trimming, pruning, or other maintenance that results in significant alteration of the natural shape of a tree or modification of the central leader (including “lollipopping,” “heading,” or similar techniques) is prohibited, except in conjunction with public utility maintenance.



The foregoing Ordinance was adopted by the City Council of San Buenaventura on July 24, 2023 and ordered published by posting the following vote:

Ayes: Councilmembers Duran, McReynolds, Johnson, Halter, Campos, and Mayor Schroeder

Noes: None

Absent: Deputy Mayor Sanchez-Palacios



Joe Schroeder
Mayor

ATTEST:




Michael B. MacDonald, CMC

City Clerk



APPROVED AS TO FORM
Andrew Heglund, City Attorney

By:  for 8/14/23
Christopher de la Vega Date
Assistant City Attorney