

City of Ventura Draft Land Use Designations



(Updated February 2024)

Residential

Neighborhood Very Low (0-4 du/ac)

Up to 2.5 stories/30 feet. Single family residential buildings at very low density. Used primarily on the edge of the city in areas with steeper slopes and serves as a buffer between natural areas and more dense urbanized land.



Neighborhood Low (0-8 du/ac)

Up to 2.5 stories/30 feet. Residential buildings consisting of single-family homes, ADUs, in-law suites, or duplexes. (Note that the zoning code may create sub-classifications to reflect the character of different neighborhoods).



Neighborhood Low Medium (8.01-14 du/ac)

Up to 2.5 stories/30 feet. Small lot detached single family residential and attached single family housing such as townhomes, rowhouses, etc.



Neighborhood Medium (14.1-20 du/ac)

Up to 2.5 stories/30 feet. Similar to Neighborhood Low Medium but at higher densities and with some small multifamily housing, such as courtyard buildings.



Single Family Beach (0-13 du/ac)

Up to 2.5 stories/30 feet. Single family and some recreational uses in the coastal zone. Includes very small lot single family and attached single family (duplex, small lot, very small lot).



Two Family Beach (0-27 du/ac)

Up to 2.5 stories/30 feet. Single family and duplex homes and some recreation uses.



3-Story Multifamily/Coastal 3-Story Multifamily (20.1-30 du/ac)

Up to 3 stories/40 feet. A mix of residential development, including townhouses, condominiums, and apartment buildings. The top floor may be a percentage of the total building area.



4-Story Multifamily (30.1-54 du/ac)

Up to 4 stories/50 feet. Multifamily buildings designed to create a walkable, urban environment. The upper floors may be a percentage of the total building area.



Mobile Home Exclusive (0-14 du/ac)

Up to 3 stories/35 feet. Mobile home parks. Applied to existing mobile home parks within the city in order to preserve lower cost housing and to maintain the mobile homes in Ventura.



KEY DEFINITION: DWELLING UNITS/ACRE (DU/AC)

Residential density is a measure of the number of housing units allowed within a given site (in acres). The residential density range noted for each of the designations above are stated as the allowable range (from a minimum to maximum). For example, a density range of 14.1 - 20 du/acre means that a project must have a minimum density of 14 du/acre and a maximum density of 20 du/acre.

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KEY DEFINITION: FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a measure of the total amount of building space (or “floor area”) compared to the area of the parcel. In the case of mixed-use developments that include residential uses, the FAR standards are applied to the entire building square footage, including residential uses, non-residential uses, and above ground structured parking. In addition, the density standards must also be met. For example, for a Mixed Use 1 project (maximum 30 du/ac and FAR 1.75) on a 100,000 square foot parcel, the total building square footage may not exceed 175,000 square feet, within which a maximum of 69 housing units may be built. All non-residential uses and covered parking must also be within the 175,000 square feet maximum.

Mixed Use

Mixed Use 3/ Coastal Mixed Use 3*

(0-30 du/ac | 1.75 FAR)

Up to 3 stories/45 feet. Mixed use areas blending residential, commercial, and retail uses and public spaces in a walkable urban environment. Buildings can be residential over retail, commercial, or just residential (including townhome live-work, retail, office, office over retail, and low-rise mixed use). The top floor may be a percentage of the total building area.



Mixed Use 4/ Coastal Mixed Use 4*

(30.1-54 du/ac | 2.25 FAR)

Up to 4 stories/55 feet. A moderate density mixed use designation allowing a broad range of commercial, office, and residential uses and public spaces serving both surrounding neighborhoods and visitors from nearby areas. Buildings can be residential over retail, commercial, or just residential (including townhome live-work, retail, office, office over retail, and low-rise mixed use). The top floor may be a percentage of the total building area.



Mixed Use 5/ Coastal Mixed Use 5*

(45-65 du/ac | 2.75 FAR)

Up to 5 stories/65 feet. Higher density mixed use corridors or districts that create a more walkable, urban environment in limited areas of the City. Buildings can be residential over retail, commercial, or just residential (including low-rise residential, low-rise mixed use, retail, office mixed, and townhome live-work). The top floor may be a percentage of the total building area.



Mixed Use 6/ Coastal Mixed Use 6*

(65.1-80 du/ac | 3.25 FAR)

Up to 6 stories/75 feet. A vertical or horizontal mix of uses with retail, office, and/or residential. Building can be residential over retail, commercial, or just residential (including low-rise residential, low-rise mixed use, retail, office mixed, and townhome live-work). The top floor may be a percentage of the total building area.



Harbor Mixed Use (0-30 du/ac | 2.00 FAR)

Up to 3 stories/45 feet. Residential in conjunction with visitor-serving commercial and recreational uses (commercial uses are required). Includes mixed-use, retail shops, townhome live-work, recreation, etc. This designation is only applied to the Harbor area.



Coastal Mixed Use (0-30 du/ac | 2.00 FAR)

Up to 3 stories/35 feet. Residential in conjunction with visitor-serving commercial and recreational uses. Includes mixed-use, retail shops, townhome live-work, recreation, etc. These designations are only applied to limited parcels in the Coastal Zone.



*Note that the Coastal Mixed Use 3, Coastal Mixed Use 4, Coastal Mixed Use 5, and Coastal Mixed Use 6 designations are for parcels in the coastal zone. The standards for the designations are identical to the Mixed Use 3, Mixed Use 4, Mixed Use 5, and Mixed Use 6 designations, respectively, unless otherwise noted.

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Commercial

Commercial (0.35 FAR)

Up to 3 stories/40 feet. Retail and service uses primarily accessed by car that attracts consumers from a regional market area. Uses include stand-alone fast-food establishments, gas stations, auto-sales, auto-repair, strip commercial, and similar uses. Hotels are allowed with additional height.



Neighborhood Center (up to 1.50 FAR | 54 du/ac on 40% of site)

Up to 4 stories/55 feet. This designation preserves existing commercial uses while allowing for the addition of multifamily residential on up to 40% of the site. Retail and commercial uses should be 1-2 stories and mixed-use or residential buildings can be up to 4 stories depending on the context.



Commercial Tourist-Oriented (0.50 FAR)

Up to 2.5 stories/30 feet. Coastal designation for visitor-serving commercial retail, including hotels restaurants, retail shops, and strip commercial.



Harbor Commercial (0.50 FAR)

Up to 2.5 stories/30 feet. Visitor-serving uses, including hotels, restaurants, recreation, parks and open space, retail shops, and strip commercial, as well as boating and commercial fishing facilities.



Employment

Light Industrial/Flex 3 (1.5 FAR) and Light Industrial/Flex 6 (2.25 FAR)

Up to 3 stories/45 feet or up to 6 stories/75 feet. Allows for a variety of light industrial, production, distribution, auto repair, commercial and office uses that typically involve physical assembly/reshaping of finished materials and/or retail sales that require a large building footprint. Small-scale food production, such as breweries, and craft manufacturing are allowed so long as there are minimal use of chemicals and impacts to nearby uses. Produces limited impacts on nearby properties, such as noise, gas, odor, vibration and heavy truck traffic. Buildings can vary in size from small-scale industrial flex uses to large floorplate buildings. The designation allows a variety of uses, including printing, engraving and publishing, retail/showroom, indoor storage and limited outdoor storage, R&D and office. Given the limited impacts, Light Industrial/Flex uses may be located in close proximity to residential uses.



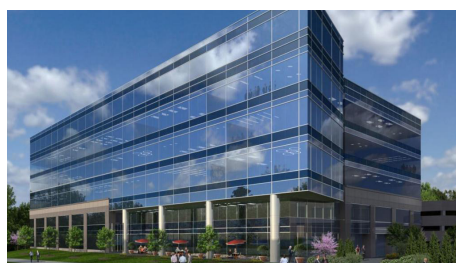
General Industrial 3 (1.0 FAR) and General Industrial 6 (1.75 FAR)

Up to 3 stories/55 feet or up to 6 stories/75 feet. Allows for a wide variety of manufacturing, warehouse, and distribution uses including production of materials and goods, warehouse and distribution, and outdoor storage. Toxic, hazardous, or explosive materials may be produced or used. Activities could cause impacts on nearby properties, such as noise, gas, odor, dust, or vibration. The designation allows manufacturing for cosmetics and perfumes, electrical appliances, apparel and textile mills, wood and paper, glass and glass products, chemical products, medical and pharmaceutical products, plastics and rubber, primary and fabricated metal products, and automotive and heavy equipment. Allows for outdoor storage of goods and materials and outdoor manufacturing activities, including welding and fabrication. Heavy truck traffic serving the use is allowed.



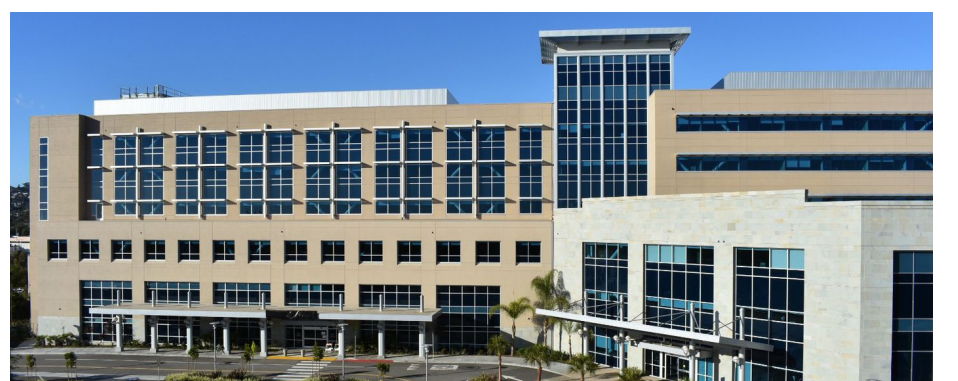
Office/R&D (3.00 FAR)

Up to 6 stories/75 feet. Allows for a variety of employment uses in a walkable, urban environment. Includes high-density corporate headquarters, research and development facilities, and offices. The intent of the designation is to attract corporate office buildings and business parks to locate in Ventura. Uses allowed in the Light/Industrial Flex designation are also allowed in this designation.



Hospitals

Allows for the continued operation and expansion of the City's two hospitals.



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Public/Institutional Designations

Parks

Designation for a variety of park types ranging from pocket parks and plazas to neighborhood parks that serve specific residential areas to regional parks that serve multiple neighborhoods or larger areas of the city.



Golf Courses

Allows for the continued use and expansion of the City's public and private golf courses. Retail to support golf operations and visitor-serving uses, including conference centers and hotels, are allowed as a secondary use and to support golf operations and expand visitor-serving uses within the city. Residential uses are not allowed except for on-site worker housing for employees of the facility.



Natural Open Spaces

Preserves natural open spaces intended for habitat, visual amenities, and passive recreation.



Agriculture

Allows for continued agricultural uses within the City limits. Farmworker housing (up to 3 stories) and food storage/production uses are allowed as an accessory use to support active farming activities.



Public (General)

Allows for a variety of public facilities and uses, including City Hall, community centers, utilities, corporation yards, and infrastructure.



Schools

Allows public and private schools.

