

## City of Ventura Land Use Designations

Land Use Designation	Description	Residential Density (du/ac)	
		Min	Max
Neighborhood Low	Emphasizes detached houses with some attached units in a small mix of building types from 0 up to 8 dwelling units per acre. Predominantly residential, with opportunity for limited home occupation and neighborhood services sensitively located along corridors and at intersections.	0	8
Neighborhood Medium	Anticipates a mixture of detached and attached dwellings and higher building types at approximately 9 to 20 dwelling units per acre. Predominantly residential with small scale commercial at key locations, primarily at intersections and adjacent to corridors.	9	20
Neighborhood High	Accommodates a broader mix of building types, primarily attached, from 21 to 54 dwelling units per acre; A mix of residential, commercial, office, and entertainment that includes mixed-use buildings.	21	54
Commerce	Encourages a wide range of building types of anywhere from two to six stories (depending on neighborhood characteristics) that house a mix of functions, including commercial, entertainment, office and housing.	N/A	27
Industry	Encourages intensive manufacturing, processing, warehousing and similar uses, as well as light, clean industries and support offices; also encourages workplace-serving retail functions and work-live residences where such secondary functions would complement and be compatible with industrial. Primarily large-scale buildings. Also can be developed as Transit Oriented Development, employment center or working village with a mix of uses.	N/A	N/A
Public & Institutional	Accommodates civic functions such as government offices, hospitals, libraries, schools and public green space.	N/A	N/A
Park & Open Space	Designate lands to public recreation and leisure and visual resources, and can range from neighborhood lots and pocket parks to urban squares and plazas and playgrounds to large regional parks and natural preserves.	N/A	N/A
Agriculture	Predominantly commercial cultivation of food and plants and raising of animals.	N/A	N/A
Downtown Specific Plan	Accommodates land uses and building types highlighted in the General Plan	21	54