

City of Ventura Zoning Districts

| Zoning Code | Zoning Name | Description | Source (Zoning Code, Specific Plan, etc.) | Applicable Areas of Discussion | Max. Height (ft) | Max. Height (stories) |
|--------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------|
| Form-Based Codes | | | | | | |
| T4.1 | Urban General 1 | Lower-density residential with neighborhood-serving uses. Specifically regulates lots along the Main Street corridor | Downtown Specific Plan | Downtown | 24 (20% of building may be 36) | 2 (20% of building may be 3) |
| T4.2 | Urban General 2 | Lower-density residential with neighborhood-serving uses | Downtown Specific Plan | Downtown | 24 (40% of building may be 36) | 2 (40% of building may be 3) |
| T4.3 | Urban General 3 | Mid-rise residential with neighborhood-serving uses | Downtown Specific Plan | Downtown | 41 (15% of building may be 53) | 3 (15% of building may be 4) |
| T4.3.5 | Urban General 3.5 | Specifically regulates promenade parcels north of US-101, west of Sanjon Road, and south of Union Pacific Railroad | Downtown Specific Plan | Downtown | 53 (40% of building shall be 41) | 4 (at least 40% of building shall be 3 stories or less) |
| T4.4 | Thompson Corridor | Lower-density residential with neighborhood-serving uses. Specifically regulates lots along the Thompson corridor. | Downtown Specific Plan | Downtown | 29 (40% of building may be 41) | 2 (40% of building may be 3) |
| T5.1 | Neighborhood Center | Dense commercial retail and mixed use. Specifically regulates lots along the Figueroa Street frontage | Downtown Specific Plan | Downtown | 42 (25% of building may be 54) | 3 (25% of building may be 4) |
| T 6.1 Taper | Urban Core | Mixed use with the highest development intensities and greatest variety of uses in the City | Downtown Specific Plan | Downtown | 44 (15% of building may be 56) | 3 (15% of building may be 4) |
| T 6.1 Mission | Urban Core | Mixed use with the highest development intensities and greatest variety of uses in the City | Downtown Specific Plan | Downtown | 44 (25% of building may be 56) | 3 (25% of building may be 4) |
| T6.1 Fringe | Urban Core | Mixed use with the highest development intensities and greatest variety of uses in the City | Downtown Specific Plan | Downtown | 44 (25% of building may be 56) | 3 (25% of building may be 4) |
| T6.1 Core | Urban Core | Mixed use with the highest development intensities and greatest variety of uses in the City | Downtown Specific Plan | Downtown | 56 (20% of building may be 68) | 4 (20% of building may be 5) |
| T4.5 | Urban General 5 | Mixed-use and higher-density residential infill development that is compatible with existing adjoining neighborhoods. | Midtown Corridors Development Code | Midtown Corridors, Five Points | 45 | 3 |
| T5.2 | Neighborhood Core 2 | High-density mixed use; more urban in character than the rest of the Midtown Corridors | Midtown Corridors Development Code | Five Points | 75 | 6 |
| T3.1 | Neighborhood Edge | Primarily detached single-family homes along the edge of the Parklands | Parklands Specific Plan | N/A | 28 | 2.5 |
| T3.2 | Neighborhood General 2 | Single-family residential | Parklands Specific Plan | N/A | 28 | 2.5 |
| T4.6 | Urban General Corridor | Higher-density residential and mix of uses with places for public gathering, social contact, shopping and personal services | Parklands Specific Plan | N/A | 60 | 3.5 |
| T3.3 | Neighborhood General 3 | Detached single family houses on larger lots | Saticoy Wells Development Code | N/A | 28 | 2 |
| T4.10 | Urban General 10 | Encourages mixed-use and higher density residential infill development. | Saticoy Wells Development Code | N/A | 45 | 3 |
| T5.4 | Urban Town Center 4 | Specifically regulates the Wells Corridor area south of the 126 freeway. Encourages a more intense "activity center" with opportunity to develop community-serving retail and housing that are more urban in character than the rest of the Saticoy & Wells Area. | Saticoy Wells Development Code | N/A | 53 | 4 |
| T3.3 | Neighborhood General 3 | Detached single family houses on larger lots | UC Hansen Specific Plan | N/A | 20 | N/A |
| T3.4 | Neighborhood General 4 | Mix of detached single-family houses on a variety of lot sizes | UC Hansen Specific Plan | N/A | 20 | N/A |
| T4.7 | Urban General 7 | Intended for rowhouses and quadplexes in the UC Hansen SP area | UC Hansen Specific Plan | N/A | 20 | N/A |
| T4.5 | Urban General 5 | Residential and neighborhood-serving uses. Forms transition between Victoria Ave and surrounding residential neighborhoods. | Victoria Corridors Development Code | Victoria Corridor | 45 | 3 |
| T4.8 | Urban General 8 | Promotes a Workplace Zone that retains the character of the corridor's established employment center. Dining and business service uses can mix with a variety of office activities. | Victoria Corridors Development Code | Victoria Corridor | 70 | 6 |
| T4.9 | Urban General 9 | Creates a grand avenue edge along Victoria Ave. with workplace buildings, vertical mixed-use, and limited multifamily development | Victoria Corridors Development Code | Victoria Corridor | 70 | 6 |
| T5.3 | Urban Town Center 3 | High-intensity, highly walkable mixed use district with active public realm | Victoria Corridors Development Code | Victoria Corridor | 70 | 6 |
| Residential Zones | | | | | | |
| R-1 | Single Family | Single family residential and some recreation/neighborhood services | Zoning Code | Westside, Five Points, Pacific View Mall, Arundell, Victoria Corridor, Johnson Corridor, College/Telegraph Corridor | 30 | 2.5 |
| R-1-B | Single Family Beach | Single family residential and some recreation/neighborhood services | Zoning Code | N/A | 30 | 2.5 |
| R-2 | Two Family | Two family residential and some recreation/neighborhood services | Zoning Code | N/A | 30 | 2.5 |
| R-2-B | Two Family Beach | Two family residential and some recreation/neighborhood services | Zoning Code | N/A | 30 | 2.5 |

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| R-3 | Multiple Family | Multifamily residential, condominiums, and some recreation/neighborhood services | Zoning Code | Westside, Midtown Corridors (Thompson), College/Telegraph Corridor | 45 | 3 |
| R-P-D | Residential Planned Development | Residential developments and some recreation/neighborhood services | Zoning Code | Westside, Pacific View Mall, College/Telegraph Corridor | 30 | N/A |
| MHP | Mobile Home Park | Mobile homes and some recreation/neighborhood services | Zoning Code | N/A | 30 | 2.5 |
| Commercial and Mixed Use Zones | | | | | | |
| C-1 | Limited Commercial | Certain commercial retail and residential | Zoning Code | Pierpont, College/Telegraph Corridor | 45 | 3 |
| C-1A | Intermediate Commercial | Certain commercial retail and residential | Zoning Code | Pierpont, College/Telegraph Corridor, Eastside Neighborhood Centers | 75 | 6 |
| C-2 | General Commercial | General commercial retail and residential | Zoning Code | Westside, Arundell, North Bank, Pacific View Mall, College/Telegraph Corridor | 75 | 6 |
| CPD | Commercial Planned Development | General commercial retail and large shopping centers | Zoning Code | Westside, Arundell, North Bank, Johnson Corridor, College/Telegraph Corridor | 75 | 6 |
| CTO | Commercial Tourist-Oriented | Visitor-serving commercial retail | Zoning Code | Pierpont | 30 | N/A |
| H | Hospital | Medical care and adjacent services/uses | Zoning Code | Five Points/Loma Vista Corridor, College/Telegraph Corridor | 45 | 3 |
| HC | Harbor Commercial | Visitor-serving retail, recreational services, boating, and commercial fishing facilities | Zoning Code | Harbor | 30 | 2.5 |
| MXD | Mixed-Use | Mixed use developments | Zoning Code | Westside, Arundell, North Bank, Johnson Corridor | 75 | 6 |
| CMXD | Coastal Mixed Use | Residential in conjunction with visitor-serving commercial and recreational uses | Zoning Code | Pierpont | 35 | N/A |
| HMXD | Harbor Mixed Use | Residential in conjunction with visitor-serving commercial and recreational uses | Zoning Code | Harbor | 45 | 3 |
| PO | Professional Office | Administrative and professional services | Zoning Code | College/Telegraph Corridor, Eastside Neighborhood Centers | 45 | 3 |
| Industrial Zones | | | | | | |
| M-1 | Limited Industrial | Light industrial and general commercial retail | Zoning Code | Westside, Pierpont, Arundell, North Bank, Johnson Corridor | 45 | 3 |
| M-2 | General Industrial | Heavy industrial and general commercial retail | Zoning Code | Westside, Pierpont, Arundell, Johnson Corridor | 75 | 6 |
| MPD | Manufacturing Planned Development | Wide variety of industrial and manufacturing uses | Zoning Code | Westside, Pierpont, Arundell, North Bank, Johnson Corridor, Victoria Corridor | 75 | 6 |
| Open Space Zones | | | | | | |
| P | Parks | Recreational facilities and some neighborhood services | Zoning Code | Downtown, Five Points, North Bank | 30 | N/A |
| A | Agricultural | Agricultural production and storage, single family residential, farm employee housing | Zoning Code | SOAR areas, Eastside | 35 | N/A |