

# City of Ventura Zoning Districts

Zoning Code	Zoning Name	Description	Source (Zoning Code, Specific Plan, etc.)	Applicable Areas of Discussion	Max. Density (du/ac)	Max. Height (ft)	Max. Height (stories)
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, Telegraph Corridor	7	30	2.5
R-1-B	Single Family Beach	Single family residential and some recreation/neighborhood services	Zoning Code	N/A	13	30	2.5
R-2	Two Family	Two family residential and some recreation/neighborhood services	Zoning Code	N/A	14	30	2.5
R-2-B	Two Family Beach	Two family residential and some recreation/neighborhood services	Zoning Code	N/A	27	30	2.5
MHP	Mobile Home Park	Mobile homes and some recreation/neighborhood services	Zoning Code	N/A	14	30	2.5
T3.1	Neighborhood Edge	Primarily detached single-family homes along the edge of the Parklands	Parklands Specific Plan	N/A	N/A	28	2.5
T3.2	Neighborhood General 2	Single-family residential	Parklands Specific Plan	N/A	N/A	28	2.5
T3.3	Neighborhood General 3	Detached single family houses on larger lots	UC Hansen Specific Plan	N/A	N/A	20	N/A
T3.3	Neighborhood General 3	Detached single family houses on larger lots	Saticoy Wells Development Code	Saticoy	N/A	28	2
T3.4	Neighborhood General 4	Mix of detached single-family houses on a variety of lot sizes	UC Hansen Specific Plan	N/A	N/A	20	N/A
T4.1	Urban General 1	Lower-density residential with neighborhood-serving uses. Specifically regulates lots along the Main Street corridor	Downtown Specific Plan	Downtown	N/A	NA	2 (20% of building footprint may be 3 stories)
T4.2	Urban General 2	Lower-density residential with neighborhood-serving uses	Downtown Specific Plan	Downtown	N/A	NA	2 (40% of building footprint may be 3 stories)
T4.4	Thompson Corridor	Lower-density residential with neighborhood-serving uses. Specifically regulates lots along the Thompson corridor.	Downtown Specific Plan	Downtown	N/A	NA	2 (40% of building footprint may be 3 story)
T4.7	Urban General 7	Intended for rowhouses and quadplexes in the UC Hansen SP area	UC Hansen Specific Plan	N/A	N/A	20	N/A
R-3	Multiple Family	Multifamily residential, condominiums, and some recreation/neighborhood services	Zoning Code	Westside, Midtown Corridors (Thompson), Telegraph Corridor	18-54	45	3
T4.3	Urban General 3	Mid-rise residential with neighborhood-serving uses	Downtown Specific Plan	Downtown	N/A	NA	3 (15% of building footprint may be 4 stories)
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	N/A	45	3
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	N/A	45	3
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	N/A	60	3.5
T4.10	Urban General 10	Encourages mixed-use and higher density residential infill development.	Saticoy Wells Development Code	Saticoy	N/A	45	3
T5.1	Neighborhood Center	Dense commercial retail and mixed use. Specifically regulates lots along the Figueroa Street frontage	Downtown Specific Plan	Downtown	N/A	NA	3 (25% of building footprint may be 4 story)
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	N/A	NA	4 (at least 40% of building footprint shall be 3 stories or less)
T6.1	Urban Core	Mixed use with the highest development intensities and greatest variety of uses in the City	Downtown Specific Plan	Downtown	N/A	NA	3-4, depending on location (percentage of building footprint may be 4-5 story)
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	Saticoy	N/A	53	4
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	N/A	75	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	N/A	75	6
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	N/A	75	6
T5.3	Urban Town Center 3	High-intensity, highly walkable mixed use district with active public realm	Victoria Corridors Development Code	Victoria Corridor	N/A	75	6
R-P-D	Residential Planned Development	Residential developments and some recreation/neighborhood services	Zoning Code	Westside, Pacific View Mall, Telegraph Corridor, Saticoy	30	30	N/A
C-1	Limited Commercial	Certain commercial retail and residential	Zoning Code	Pierpont, Telegraph Corridor,	27	45	3
C-1A	Intermediate Commercial	Certain commercial retail and residential	Zoning Code	Pierpont, Telegraph Corridor, Eastside Neighborhood Centers	27	75	6
C-2	General Commercial	General commercial retail and residential	Zoning Code	Westside, Arundell, North Bank, Pacific View Mall	27	75	6
CPD	Commercial Planned Development	General commercial retail and large shopping centers	Zoning Code	Westside, Arundell, North Bank, Johnson Corridor	N/A	75	6
CTO	Commercial Tourist-Oriented	Visitor-serving commercial retail	Zoning Code	Pierpont	N/A	30	N/A
PO	Professional Office	Administrative and professional services	Zoning Code	Telegraph Corridor, Eastside Neighborhood Centers	N/A	45	3
HC	Harbor Commercial	Visitor-serving retail, recreational services, boating, and commercial fishing facilities	Zoning Code	Harbor	20	30	2.5

MXD	Mixed-Use	Mixed use developments	Zoning Code	Westside, Arundell, North Bank, Johnson Corridor	27	75	6
CMXD	Coastal Mixed Use	Residential in conjunction with visitor-serving commercial and recreational uses	Zoning Code	Pierpont	30	35	N/A
HMXD	Harbor Mixed Use	Residential in conjunction with visitor-serving commercial and recreational uses	Zoning Code	Harbor	27	45	3
H	Hospital	Medical care and adjacent services/uses	Zoning Code	Five Points/Loma Vista Corridor	N/A	45	3
M-1	Limited Industrial	Light industrial and general commercial retail	Zoning Code	Westside, Pierpont, Arundell, North Bank, Johnson Corridor	N/A	45	3
M-2	General Industrial	Heavy industrial and general commercial retail	Zoning Code	Westside, Pierpont, Arundell, Johnson Corridor	N/A	75	6
MPD	Manufacturing Planned Development	Wide variety of industrial and manufacturing uses	Zoning Code	Westside, Pierpont, Arundell, North Bank, Johnson Corridor, Victoria Corridor	N/A	75	6
A	Agricultural	Agricultural production and storage, single family residential, farm employee housing	Zoning Code	SOAR areas	N/A	35	N/A
P	Parks	Recreational facilities and some neighborhood services	Zoning Code	Downtown, Five Points, North Bank, Saticoy, Fairgrounds	N/A	30	N/A