

24M.100

PURPOSE AND APPLICABILITY

24M.100.010 Title and Purposes of the Development Code

This SUBPART 24M of the City of San Buenaventura Zoning Ordinance shall be known, and may be cited, as the “Midtown Corridors Development Code: Main Street & Thompson Boulevard” or may be cited simply as the “Midtown Corridors Code”. References to “Code” or “Development Code” within the text of this Midtown Corridors Code are references to this Midtown Corridors Code unless the context clearly indicates otherwise, e.g., references to the “Municipal Code” mean the San Buenaventura Municipal Code; references to the “Government Code” are to the California State Government Code, and so on. Chapter 3 of the Ventura General Plan (“Our Well Planned and Designed Community”) describes how the City’s Planning Area is comprised of certain Planning Communities, including the Midtown Community, and further designates, among other things, certain significant “corridors” for future evaluation and implementation actions. Included among these corridors are the Main Street and Thompson Boulevard corridors located within the Midtown Community (the Main Street and Thompson Boulevard corridors may be collectively referred to from time to time hereafter as the “Midtown Corridors”). This Midtown Corridors Code carries out the policies of the Ventura General Plan by classifying and regulating the types and intensities of development and land uses within the Midtown Corridors area consistent with, and in furtherance of, the policies and objectives of the General Plan. The 2005 General Plan is only applicable outside of the Coastal Zone. The certified 1989 Comprehensive Plan is applicable to all areas within the Coastal Zone. This Midtown Corridors Code is adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the community. More specifically, the purposes of this Midtown Corridors Code are to:

- A. Ensure that development is of human scale, primarily pedestrian-oriented, and designed to create attractive streetscapes and pedestrian spaces;
- B. Moderate vehicular traffic by providing for a mixture of land uses, pedestrian-oriented development, compact community form, safe and effective traffic circulation, and appropriate parking facilities;
- C. Provide standards for the continuing orderly growth and development of the City that will assist in protecting and enhancing the community identity of Ventura;
- D. Conserve and protect the City’s natural beauty and setting, including scenic vistas, cultural and historic resources, hills and trees;
- E. Ensure that proposed development and new land uses conserve energy and natural resources;

- F. Facilitate the development and redevelopment of walkable, complete neighborhoods with a variety of housing types to serve the needs of a diverse population; and
- G. Provide for compatibility between different types of development and land uses through effective urban and architectural design.

24M.100.020 Authority

This Development Code shall be administered by: the Ventura City Council, hereafter referred to as the “Council;” the Planning Commission, referred to as the “Commission;” the Community Development Director, referred to as the “Director;” the Zoning Administrator; the Community Development Department, hereafter referred to as the “Department,” and other City bodies and officials as identified in this Development Code.

24M.100.030 Responsibility For Administration

This Midtown Corridors Code shall be administered by the Community Development Director, referred to as the “Director;” and the other decision-making authorities as identified in this Midtown Corridors Code and the zoning ordinance. All findings, approvals, determinations, or other exercises of discretionary judgment or any other delegation of authority pursuant to this code by the director his successors or designees, or any other decision making authorities, shall be carried out in a manner consistent with the purposes of this Midtown Corridors Code, the zoning ordinance, the City’s General Plan, and the orderly development of the City.

24M.100.040 Applicability

This Midtown Corridor Development Code applies to all development, subdivisions, and land uses within the Regulating Plan boundaries in Section 24M.102.040, as follows.

A. REQUIREMENTS FOR NEW STRUCTURES OR LAND USES, OR CHANGES TO STRUCTURES OR LAND USES.

It is unlawful, and a violation of this Midtown Corridor Development Code for any person to establish, construct, reconstruct, alter, or replace any structure or land use, except in compliance with the following requirements, and Chapter 24.465 (Nonconforming Uses, Structures, and Lots). No planning permit, building permit or grading permit shall be issued by the City unless the proposed construction complies with all applicable provisions of this Midtown Corridors Code and all other applicable provisions of law.

1. Design and Development Standards, Conditions of Approval.

Each structure and land use shall comply with all applicable standards of this Midtown Corridors Code, any additional regulations within the Zoning Ordinance for specific use types that are cited in Section 24M.203.031, Table B. (Land Use Tables - Specific Function), and any applicable conditions imposed by a previously granted discretionary planning permit or approval.

The provisions of Chapter 24.420: Sign Regulations of the Municipal Code would regulate the use of all signs. Signs for non-residential uses would be subject to provisions outlined in Sec. 24.420.140 Commercial Zones.

Domestic animals. Domestic animals, as defines in Chapter 24.110 of the Municipal Code, are permitted in all midtown zones, provided that, no more than four adult animals over the age of four months are permitted per dwelling unit or establishment and, further provided that, no more than three adult dogs shall be permitted per dwelling unit or establishment.

Livestock animals. Livestock animals, as defined in Chapter 24.110 of the Municipal Code, are not permitted in any of the midtown zones.

Wild animals. Wild animals, as defined in Chapter 24.110 of the Municipal Code, are not permitted in any of the midtown zones.

2. Allowable Use.

Land uses are allowed by this Midtown Corridors Code as permitted, or conditionally permitted, in the zone applied to the site. The basis for determining whether a use is allowed is described in Section 24M.203.030 (Land Use Tables).

3. Permit and Approval Requirements.

Any discretionary planning permit or other approval required by Section 24M.203.030 (Land Use Tables) must be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use, and any structures related to the proposed use, are constructed, otherwise established or put into operation.

4. Legal Lot

The site of a proposed development or new land use must be a lot or lots legally created in compliance with the Subdivision Map Act and the City's Subdivision Regulations.

B. SUBDIVISIONS.

Any subdivision of land proposed within the City shall comply with all applicable requirements of this Midtown Corridors Code, Subdivision Map Act and the City's Subdivision Ordinance.

C. MINIMUM REQUIREMENTS.

The provisions of this Midtown Corridors Code are minimum requirements for the protection and promotion of the public health, safety, and general welfare. When this Midtown Corridors Code provides for discretion on the part of a City official or body, that discretion may be exercised to impose conditions on the approval of any project proposed in the Midtown Corridors Code, as may be determined by the review authority to be necessary to establish or promote appropriate development and land use, environmental resource protection, and the other purposes of this Code.

D. INTERFACE WITH OTHER REGULATORY REQUIREMENTS.

1. Municipal Code Provisions.

This Midtown Corridors Code is a subpart of the Zoning Ordinance and the San Buenaventura Municipal Code. As is the case with other provisions of the Zoning Ordinance, all other provisions of the San Buenaventura Municipal Code continue to apply within the Midtown Corridors Code area except as expressly provided to the contrary in the Midtown Corridors Code. In any instance where there is no conflict between a requirement of this Midtown Corridors Code and a requirement or other provision of the Municipal Code because a regulatory subject is addressed elsewhere in the Municipal Code but not in the Midtown Corridors Code, such as, by way of example but without limitation, the entertainment permit requirements set forth in Chapter 10.450 of the Municipal Code, or the encroachment permit requirements set forth in Chapter 18.100 of the Municipal Code, the Municipal Code provision is intended to, and shall, apply.

2. Zoning Ordinance Provisions.

This Midtown Corridors Code is a sub-part of the zoning ordinance. If a conflict occurs between a requirement or other provision of this Midtown Corridors Code and a requirement or other provision of the zoning ordinance, the provision of this Midtown Corridors Code shall control regardless of whether the Midtown Corridors Code provision is more liberal or more restrictive. In any instance where there is no conflict between a requirement of this Midtown Corridors Code and a requirement or other provision of the zoning ordinance because a development-related subject is addressed in the zoning ordinance but not in the Midtown Corridors Code, the zoning ordinance provision shall apply.

3. Midtown Corridors Code requirements.

In the event of any conflict within the requirements of this Midtown Corridors Code, the provisions of Chapters 24M.202 (Overlay Zones), 24M.204 (Frontage Type Standards), and 24M.206 (Building Type Standards) shall control over Chapter 24M.203 (Allowed Land Uses) and 24M.200 (Zones and Development Standards).

4. Development Agreements or Specific Plans.

If a conflict occurs between a requirement of this Development Code and an applicable standard adopted as part of a development agreement or specific plan, the requirement of the development agreement or specific plan shall apply.

5. Private Agreements.

This Midtown Corridors Code applies to all development and land uses regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction (for example, CC&Rs), without affecting the applicability of the agreement or restriction.

24M.100.045 Approval Requirements

Each structure and land use shall be established, constructed, reconstructed, enlarged, altered, moved or replaced in compliance with the following requirements:

A. ALLOWABLE USE OR FUNCTION.

The land use or function must be allowed by the Urban Standards in the zone where the site is located. Adult-oriented uses (i.e., Zoning Regulations Chapter 24.492) are prohibited within the Plan area.

B. PERMIT AND APPROVAL REQUIREMENTS.

Any and all planning permits or other approvals required by this Development Code shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed as exempted below.

C. DEVELOPMENT STANDARDS, CONDITIONS OF APPROVAL.

Each land use and structure shall comply with the development standards of Chapter 24M.200, and 24M.202 (Zones and Development Standards and Overlay Zones), Chapter 24M.206 (Building Type) and Chapter 24M.210 (Mixed Type Development Standards), any applicable standard of Chapter 24 (Municipal Code), and conditions imposed by a previously granted planning permit.

D. DEVELOPMENT IN COASTAL ZONE.

All development proposals within the Coastal Zone shall comply with Chapters 24.310 and 24.515 of the Zoning Ordinance. All Warrant requests shall require an Administrative Coastal Development Permit; all Exception requests shall require Coastal Development Permit approval. Zoning Ordinance Chapter 24.515 (Coastal Permit Procedure) specifies the Administrative Coastal Development Permit and Coastal Development Permit processing procedure. The 2005 City of Ventura General Plan is only applicable outside of the Coastal Zone. The certified 1989 Comprehensive Plan is applicable to all areas within the Coastal Zone.

E. NEW NONRESIDENTIAL LAND USE IN AN EXISTING BUILDING OR ON DEVELOPED SITE.

A land use identified by Chapter 24M.200 and 24M.202 (Zones and Development Standards and Overlay Zones) as a "P" (Permitted) use, that is proposed on a site where no construction requiring a Building Permit will occur, shall require a Zoning Clearance as provided for below to ensure that the site complies with all applicable standards of this Development Code, including parking, landscaping, signs, trash enclosures, etc. Zoning Clearance shall not be granted and the proposed land use shall not be established unless the site and existing improvements comply with all applicable requirements of this Development Code, except as provided by the Nonconformity Regulations of Zoning Ordinance Chapter 24.465. No Zoning Clearance may be issued if the request in question is located on the same site where there are existing violations of this plan, including, without limitation, violations of the terms of a discretionary permit or approval relating to the site. Zoning clearances shall expire 180 days after issuance, unless otherwise indicated on the clearance or unless the use of

land or structures or building construction has commenced and is being diligently pursued.

F. DESIGN REVIEW.

Major Design Review, according to the procedural requirements of Zoning Regulations Chapter (Sec. 24.545) shall be required for the following:

1. All new development located within the T4.5 General Urban and T5.2 Urban Center zones, excluding Front Yard House, Sideyard House and Carriage House.
2. Additions and exterior changes to all structures providing for non-residential uses and all structures with over three dwelling units.

G. USE PERMIT.

A land use identified by Chapter 24M.203 (Zones and Development Standards) as a “UP” (Use Permit) use, shall require a Use Permit. Zoning Regulations Chapter 24.520 (Use Permit Procedure) specifies the Use Permit processing procedure.

H. DIRECTOR’S PERMIT.

Uses or activities of the Development Code requiring Director’s Permit approval shall be processed according to the requirements of Zoning Regulations Chapter 24.505 (Director’s Permit Procedure).

I. FLOODPLAIN OVERLAY ZONE PERMIT.

Flood Plain Overlay Zone development permits are required for development or redevelopment within any area of the Coastal Zone identified on the Official Flood Plain Overlay Zone Map as being within the Flood Plain Overlay Zone. Zoning Regulations Chapter 24.530 (Floodplain Overlay Zone Development Permit Procedure) specifies the Floodplain Overlay Zone Development Permit processing procedure.

J. RESIDENTIAL CONDOMINIUM CONVERSIONS.

In order to regulate development in a manner that provides a variety of housing types and neighborhoods for residents, both renters and owners, the provisions of Zoning Regulations Chapter 24.425 (Residential Condominium Conversion Regulations) shall apply to all proposed residential condominium conversion projects located within the T4.5 and T5.2 zones.

K. ACCESS AND OPEN SPACE REVIEW.

Prior to issuance of building permits, site plans and floor plans may be reviewed by the Director to determine that building type access and open space requirements will be met. This review shall preclude or lessen the possibility that dwellings without compliant access and sufficient open space, including sufficient off-street parking space(s), might be installed during or after construction. During building access and open space review process, additional changes may be required in the placement of exterior doors, windows, stairways, hallways, utility connections, or other fixtures or architectural features when determined by the Director to be necessary

or desirable to preclude or lessen the likelihood of unlawful dwelling unit creations in the future.

L. CONSUMER RECYCLING COLLECTION.

Consumer recycling collection is permitted in either zone and shall be located on a site whereby they do not occupy or displace required parking spaces or required landscaped areas. No more than six collection bins, containers, or reverse vending machines, not to exceed a total of 200 square feet in area, shall be located on any one site.

M. TREATMENT OF POTENTIAL HISTORIC RESOURCES

1. Prior to completion of the Historic Resources Survey for the entire Midtown Community, or the area covered by the Midtown Corridors Code, all new development subject to the Midtown Corridors Development Code shall be evaluated on an interim basis as follows
 - a. Applications for all development proposals involving structures over 40 years in age shall include a historic, technical assessment (or “Phase I”) prepared by a City-designated historic professional.
 - b. Upon reviewing a “Phase I” historic assessment, the Community Development Director may request additional documentation in the form of a Phase II study.
 - c. Community Development Department staff shall evaluate the Phase I and/or Phase II to determine whether the application involves a Historic Resource as defined by CEQA.
 - d. If the Director determines a potential Historic Resource is present, but not formally designated as a landmark or already on a State or Federal register, the development proposal shall be reviewed by the Historic Preservation Committee (HPC) for compliance with the Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties.
 - e. If the Community Development Department Director determines a Historic Resource is not present, the development proposal shall be reviewed pursuant to the standards in Sections 24M.200 -24M.206.
2. Prior to completion of the Historic Resources Survey for the entire Midtown Corridors Area, or the area covered by the Midtown Corridors Code, all requests to demolish a structure over 40 years of age in the Midtown Corridors Area, shall be evaluated as follows regardless of whether new development or redevelopment is being proposed for the property in conjunction with such demolition:
 - a. The Demolition permit application shall include a Phase I assessment. The Director or Building Official may request additional documentation via a Phase II study based on the conclusions of the Phase 1 assessment.
 - b. Community Development Department staff shall evaluate the Phase I and/or Phase II study to determine whether the demolition permit application affects a Historic Resource.

- c. If the Director determines that a potential Historic Resource would be in part or wholly, demolished, an Initial Study shall be prepared for purposes of further CEQA evaluation.
- d. The Historic Preservation Committee (HPC) shall review, and if prepared, the resulting environmental document and demolition permit application at a public hearing with prior publication and mailed notice.. Following the public hearing, the HPC may approve, conditionally approve, or deny the demolition permit application depending upon its ability to cause a significant environmental impact relative to the Historic Resource.

N. OTHER REVIEW PROCEDURES.

By way of example but without limitations, the following procedural requirements of the Zoning Regulations and State law shall also apply within the plan area:

- Alcoholic Beverage Establishments (24.460)
- Parking Determination Procedure (24.512)
- Development Agreement Procedure (24.550)
- Specific Plan Procedure (24.555)
- Notice and Hearing Requirements (24.560)
- Appeal Procedure (24.565)
- Permit Amendment, Revocation and Reevaluation Procedure (24.570)
- Enforcement Procedure (24.580)
- Subdivision Regulations (Municipal Code Division 26)

24M.100.047 Variances: Warrants and Exceptions

The Administrative Variance procedure set forth in Chapter 24.535 shall not apply in the Midtown Corridors. Instead, there shall be two levels of deviation from the evaluation standards of the Midtown Corridors Development Code: Warrants and Exceptions.

A. TYPE.

Variances are classified into two categories based on their assignment to evaluation, standards and, consequently, the ability of those standards to further the goals, policies and actions of this plan. Mere economic or financial hardship alone is not sufficient justification for granting either a Warrant or Exception.

1. Warrant.

- a. A Warrant is a deviation that would permit a practice that is not consistent with a specific provision of this code, but is justified by its ability to fulfill this code’s intent while not compromising its purpose, policies and actions.

- b. Any Building Type performance standard with the notation “[W]” indicates a mandatory requirement unless Warrant approval is obtained.
- c. All of the following Zone and Development Standards are mandatory requirements unless approval of a Warrant is obtained:
 - i. Building Placement: Architectural Encroachments
 - ii. Building Type: Minimum Lot Width - by no more than a 10-foot reduction and where all requirements of Chapter 24M.206 (Building Types), exclusive of those measures designated [DR], are met.
- d. Warrants are subject to Director review and action in an Administrative Hearing including prior publication and mailed notice.
- e. Warrants are discouraged but may be permissible when they fulfill the code’s purpose, policies and actions.
- f. Warrants may be obtained for approval of Civic Buildings that do not conform to the Zone and Development Standards Chapter 24M.200.

2. Exceptions

- a. An Exception is a deviation that would permit a practice that is not consistent with a specific provision of this code that is critical to the furtherance of its purpose, policies and actions.
- b. Any Building Type performance standard with the notation “[E]” indicates a mandatory requirement unless Exception approval is obtained.
- c. All of the following Zone and Development Standards are mandatory requirements unless approval of an Exception is obtained:
 - i. Building Placement: Primary Buildings
 - ii. Building Placement: Accessory Buildings as it relates to Accessory Buildings only and not Carriage Houses
 - iii. Parking: Parking Placement
 - iv. Parking: Parking Requirements
- d. Exceptions are subject to Planning Commission review and action, including prior publication, mailed and posted notice.
- e. Exceptions are strongly discouraged since they severely compromise the ability to fulfill the code’s goals, policies and actions.

3. Design Review

- a. Any building type evaluation standard that, regardless of the use of terms such as “should” and “shall,” is followed by the notation “[DR]” indicates a permissive requirement that is

subject to Design Review. No Warrant or Exception shall be required.

B. LIMITATIONS.

The following evaluation standards shall not be eligible for Warrants or Exceptions:

1. Building Type - Minimum Lot Width reduction of more than 10-feet and where all requirements of Chapter 24M.206 (Building Types), exclusive of those measures designated [DR] are not met.
2. All Development Code standards relating to Carriage Houses.
3. Land use or activity on a particular site which is not otherwise allowed.
4. Home Occupations.

C. SUBMITTAL REQUIREMENTS.

Each Warrant or Exception application shall include, at a minimum, the following:

1. A statement of the evaluation standard or standards that are the subject of the proposed Warrant or Exception;
2. A textual description of the manner in which the applicant proposes to deviate from such evaluation standard or standards;
3. Plans, drawn to scale, showing the nature, location, dimensions, and elevation of the structure, area, or part thereof that is the subject of the proposed Warrant or Exception; including the development projects relationship to the surrounding context;
4. A justification for the proposed variance in light of the requirements set forth above; and
5. Such other information as may be required by the Director, DRC, Commission or Council.

D. PROCESSING.

Both Warrants and Exceptions shall be reviewed and acted upon in accordance with the procedural requirements of Zoning Regulation Sections 24.535.150 through 24.535.230.

E. FINDINGS.

In order to approve a Warrant or Exception, the review authority must make findings as follows:

1. All warrants:
 - a. The Warrant, while not consistent with a specific provision of this Code, is justified by its intent or by hardship.
 - b. The Warrant would result in development compatible with the scale and character of existing development in the vicinity.
 - c. The Warrant would result in development that is not detrimental to or that would adversely impact adjacent properties.

2. Warrants for Civic Buildings in addition to (1) a, b, and c, above: The Civic Building provides a public service dedicated to arts, culture, education, recreation, government, transit and/or public parking and is uniquely designed to feature as a prominent, architecturally significant contribution to the built environment such that exemption from the provisions of Chapter 24M.200 and 24M.202 is warranted.
3. Exceptions: The parcel of property has physical characteristics so unusual that complying with the evaluation standard would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the existing or proposed structure, its inhabitants, or the property owners.

F. CONDITIONS OF APPROVAL.

In approving a Warrant or Exception, the review authority:

1. May impose any reasonable conditions to ensure that the approval complies with the findings required above.

24M.100.048 Exemptions From Planning Permit Requirements

The planning permit requirements of this Development Code do not apply to the structures, land uses, and activities identified by this Section. These are allowed in all planning areas subject to compliance with this Section.

A. GENERAL REQUIREMENTS FOR EXEMPTION.

The land uses, structures, and activities identified by Subsection B. below are exempt from the planning permit requirements of this Development Code only when:

1. The new use, activity or structure associated with the Carriage House, Front Yard House and Side Yard House that are established and operated in compliance with the setback requirements, height limits, and all other applicable standards of Chapter 24M.200 and 24M.202 (Zones and Development Standards and Overlay Zones), Chapter 24M.206 (Building Type), and, where applicable, those relating to Nonconformity Regulations; and
2. All permits or approvals required by City regulations other than this Development Code is obtained (for example, a Building Permit).

B. EXEMPT ACTIVITIES AND LAND USES.

The following are exempt from the land use permit requirements of this Development Code when in compliance with Subsection A. above.

1. Decks, paths and driveways. Decks, platforms, on-site paths, and driveways that are not required to have a Building Permit or Grading Permit.
2. Fences and walls in compliance with height and location requirements in the T4.5 General Urban, T5.2 Urban Central zones.

3. Interior remodeling. Interior alterations that do not increase the gross floor area of the structure, or change the permitted use of the structure.
4. Repairs and maintenance.
 - a. Single-family dwellings. Ordinary non-structural repairs to, and maintenance of, single-family dwellings.
 - b. Multi-family, and non-residential structures. Ordinary non-structural repairs to, and maintenance of multi-family residential and non-residential structures, if:
 - i. The work does not change the approved land use of the site or structure, or add to, enlarge or expand the land use and/or structure; and
 - ii. Any exterior repairs employing the same materials and design as the original construction.
5. Small, portable residential accessory structures.

A single portable structure of 120 square feet or less per lot or unit, including pre-manufactured storage sheds and other small structures in T4.5 General Urban, T5.2 Urban Central zones that are exempt from Building Permit requirements in compliance with the Municipal Code and the California Building Code. Additional structures may be approved in compliance with Chapter 24M.200 (Zones and Development Standards), where allowed by the applicable zoning district.

6. Spas, hot tubs, and fish ponds.

Portable spas, hot tubs, and constructed fish ponds, and similar equipment and structures that do not: exceed 120 square feet in total area including related equipment; contain more than 2,000 gallons of water; or exceed two feet in depth.

7. Utilities.

The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be permitted in any zoning district. These include: water; gas; electric; supply or disposal systems; including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and structures. Satellite and wireless communications antennas are not exempt, and are instead subject to Chapter 24M.200 (Zones and Development Standards) and Zoning Regulations Chapter 24.497 (Telecommunications Facilities).

24M.100.050 Rules of Interpretation

Except for Section 24M.102 (relating to the interpretation of Regulating Plan and Transect Zone Boundaries) and Section 24M.203.030 (relating to the interpretation of Land Use Tables), the interpretation of any provision of this Midtown Corridors

Code, including the implementation of the Regulating Plan, shall be carried out in accordance with Section 24.105.080.

24M.100.060 Design Intent and Use of Code

A. URBAN DESIGN INTENT.

The Midtown Corridors Development Code defines development standards for the design of buildings and related site improvements within the areas mapped on the Regulating Plan, Section 24M.102.040.

Generally, the zoning ordinance mainly regulates the intensity and use of development, while this Midtown Corridors Code implements the General Plan more closely by defining and regulating the urban form and character of development as well as its intensity and use. The key organizing principle of this Midtown Corridors Code, and of the General Plan, is the Transect, which is a conceptual and design-oriented device that systematically correlates urban form and character with development intensity and use. Areas of more intense activity and use are required to take on a “more urban” character, while areas of lower intensity activity and use take on a “less urban” or “more rural” character. A summary presentation of the Transect concept may be found in Chapter 3 of the General Plan and its implementation is the basis for Section 24M.102 (Regulating Plan and Transect Zones) herein.

Many of the standards in this Code are similar to those in other Zones throughout the City, including setbacks and height limits. However, this Midtown Corridors Code also provides standards for specific “building types” and “frontage types” that ensure an urban form and character that is suitable to Ventura. These “types” have been selected, and are defined herein, to ensure that the form of new buildings, and their location and configuration upon their lot, is specifically appropriate to Ventura, and to these particular Midtown Corridors, as they abut existing neighborhoods.

It is important to note that Building Types describe the general form, scale, organization and urban character of buildings. This is different from and generally independent of architectural style. The several Building Types and several Frontage Types available in a Zone may be combined in a virtually unlimited number of ways by a skilled designer to meet programmatic requirements, to respond with sensitivity to the existing surrounding urban context, and to become a seamless part of a varied yet unified streetscape and public realm.

The General Plan defines a number of Corridors, including Main Street and Thompson Boulevard as they pass through the Midtown Community. The General Plan directs that these corridors evolve over time to become active mixed-use environments that include residential and mixed-use buildings with higher densities than in the neighborhood interiors, along with a range of amenities within a pleasant walking distance of the adjoining neighborhoods, in transit-oriented use patterns, intensities and urban character.

In order to define and regulate development that will achieve these goals, while ensuring that it is also compatible with the scale and character of adjoining neighborhoods, two Transect Zones have been established for

GENERAL PLAN

Policy 3.9

Promote higher density housing as part of mixed-use developments along parts of Thompson Boulevard and Main Street in Midtown Ventura ...

the Midtown Corridors. The T4.5 and T5.2 zones describe and regulate the intended scale and character of development for properties fronting Main Street and Thompson Boulevard within the Midtown Community, as mapped on the Regulating Plan, Section 24M.102.040. For a complete description of these zones see Section 24M.102.030.

B. HOW TO USE THIS CODE.

To find the development standards that apply to a particular parcel of land, the following steps should be taken:

1. Locate the subject parcel on the Regulating Plan (Section 24M.102.040).
2. Note the Zone designation for that parcel, either T4.5 or T5.2.
3. Also note any special designations for that parcel that may also be present on the Regulating Plan, such as a “2-story height overlay” or a “shopfront required” overlay, as these requirements will supersede other provisions in the T4.5 or T5.2 Zone standards.
4. To determine the uses that are allowed in that Zone, refer to the Land Use Tables (Section 24M.203.031).
5. Then refer to the Zone standards for the Zone that applies to the subject parcel. T4.5 standards are located in Section 24M.200.040, and T5.2 standards are located in Section 24M.200.050. These standards provide all the basic setback and height requirements for the parcel. **Remember that any special designations on the Regulating Plan supersede the information on the Zone page.**
6. The Zone standards specify the setback and height regulations for buildings, parking and associated site improvements, and also identify the Building Types and Frontage Types that are allowed.
7. A range of Building Types – from least urban/intense to most urban/intense – is presented in Section 24M.206.
8. A range of Frontage Types – from least urban to most urban – are presented in Section 24M.204. One of the Types allowed in the applicable Zone must be selected. One of the Types allowed in the applicable Zone must be selected, and integrated with the selected Building Type.
9. Note that Building Types may be combined, as described in Section 24M.210.050 (Mixed Type Development Standards). To promote a diversity of Building Types, and to control the visual scale of new development projects, type mixing is required on parcels over 30,000 s.f. in area.
10. Section 24M.208.030 thru 24M.208.043 describe a range of suggested improvements for Main Street and Thompson Boulevard that would be implemented over time. These are provided for reference only, representing likely conceptual designs for future public improvements, and do not have any regulatory force or effect. It is anticipated that Mobility Plan and Midtown Community Plan efforts will yield final designs for these streets, which will then be incorporated into an amendment to this Code.