

## LAND USE DESIGNATION STANDARDS

### RESIDENTIAL

**Low [up to 7 units per acre].** Generally single-family detached housing with front, side and rear yard setback requirements, but may also include patio and zero lot line homes and planned unit developments. Live/work prohibited.

**Low-Medium [7 to 12 units per acre].** Low-rise apartments and detached and attached single-family residences. Live/work prohibited. development is appropriate. Live/work, work/live, and mixed use development is strongly encouraged.

**Medium [12 to 18 dwelling units per acre].** Apartments, townhomes, and other forms of attached housing. Live/work may be permitted.

**Medium-High [18 to 30 dwelling units per acre].** Mid-rise residential buildings, usually with surface or sub-surface parking. Live/work may be permitted.

**High [30 or more units per acre].** Mid to high-rise residential buildings, preferably as part of a mixed-use or urban village area or where high-rise residential development is appropriate. Live/work, work/live, and mixed use development is strongly encouraged.

**Mobile Home Park [up to 12 units per acre].** Mobile home parks as defined by City Code.

### COMMERCIAL

An average Floor Area Ratio (FAR) is listed for each commercial and industrial land use for purposes of traffic and related modeling. The FAR within a project area may vary so long as the average FAR is not exceeded.

**Convenience. [FAR is 0.35:1]** Limited retail and other commercial services primarily oriented towards and compatible with nearby residential areas, typically one-story, up to 26,000 square feet in size. Residential use up to 12 units per acre. Live/work may be permitted. Medium [12 to 18 dwelling units per acre]. Apartments, townhomes, and other forms of attached housing. Live/work may be permitted.

**Neighborhood. [FAR is 0.35:1]** Wider range of services oriented toward two or more residential neighborhoods, typically with a major anchor located on an arterial. Residential up to 18 dwelling units per acre, live/work, work/live, and mixed uses are allowed.

**Community. [FAR is 0.35:1]** Two or more anchor retailers located at intersections of arterials. Residential up to 18 dwelling units per acre, live/work, work/live, and mixed uses are allowed.

**General. [FAR is 0.35:1]** Retail centers and free-standing commercial uses along arterials, may also include office, residential uses up to 18 dwelling units per acre, live/work, work/live, and mixed uses.

**Regional. [FAR is 0.60:1]** Major multi-tenant shopping centers that may include offices, hotels, and other services. Residential, live/work, work/live, and mixed uses are strongly encouraged.

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**Office. [FAR is 0.60:1.]** Located along arterials and between arterials or retail commercial uses and residential areas. Limited related retail and service uses and work/live may be allowed.

**Central Business District** (See Downtown Code)

### INDUSTRIAL

**Limited. [FAR is 0.45:1]** Light manufacturing, assembly, work/live, and warehousing uses developed to high performance and development standards. All activity occurs within buildings with the exception of incidental outdoor uses.

**Light. [FAR is 0.45:1]** for manufacturing, 0.60:1 for warehousing] Manufacturing uses where the principal activity occurs within a building, but also permits outdoor assembly, fabrication, work/live, public services, and storage. Uses must follow high development and performance standards. Wholesale and retail sales and services related to the principal uses permitted.

**Heavy. [FAR is 0.45:1]** Industrial uses that are primarily outdoor and/or within specialized structures that may involve transportation, storage, or use of hazardous materials. Public services permitted.

**Central Industrial Area. [Maximum FAR is 0.45:1]** Also referred to as Heavy Industrial. The Central Industrial Area is characterized by uses which often involve outdoor use and storage. Agricultural processing and vehicle and equipment storage and repair predominate in this area. In order to be compatible with the adjacent CBD and redevelopment plans, higher development standards may be applied to new uses and the rehabilitation of existing uses. Public services permitted.

**Business and Research Park. [FAR is 0.60:1]** Professional, administrative, research, and limited manufacturing uses along with limited commercial activities intended to support such uses, integrated into campus-like environments that are oriented towards arterials, freeways, airports, and harbors, and developed to high property and development standards.

**Public Utility/Energy Facility.** Applies to large electrical generating and transmission facilities. Due to the uniqueness of these types of facilities, the development intensity is established on an individual basis. Renewable energy production facilities do not require this land use designation if they are considered accessory to an underlying use.

## OPEN SPACE

Park. City, County, State, and National-owned parks, beaches, regional parks, community parks, neighborhood parks, special purpose facilities, golf courses, athletic fields, and open space areas.

**Resource Protection (non-coastal).** Sensitive habitats such as wetlands, areas with endangered species activity, and riparian areas found primarily in the Coastal Zone and along the Santa Clara River. May allow agricultural and related uses that do not negatively impact sensitive habitats in areas not in the Coastal Zone.

**Open Space.** Lands in passive and active recreation uses, resource management, flood control management, wetlands, intended for wetlands restoration, and stormwater management facilities and buffer zones separating urban development and other sensitive resources.

**Planning Reserve.** Areas considered likely to urbanize during the planning period, subject to additional environmental evaluation and the provision of adequate public infrastructure and services. This land use designation would be changed during a subsequent planning process.

**Easement.** Generally linear land uses for waterways, canals, railroads, storm drains, and similar uses.

**Airport Compatible. [Maximum FAR of 0.40:1]** Low intensity commercial and industrial uses which are compatible with airport operations and activities in that they do not pose unreasonable hazards to aircraft operations nor do they subject large numbers of persons to hazards from aircraft. Airport compatible uses need not be directly related to or be dependent upon the adjacent airport.

**Agriculture.** Row and tree crops, grain products, ornamental horticulture (green houses, nurseries, etc.) hydroponic agriculture and the growing of sod.

**School.** This designation is for campuses of the elementary and secondary public school districts that serve Oxnard. Post-secondary institutional public uses are included under the Public/Semi-Public designation. Private schools may occur in other zone designations.

**Public/Semi-Public.** Private, quasi-public, and public buildings and facilities owned by the City, County, State, Federal agencies, or other organizations that serve the general public such as a civic center, flood control channels, rail lines, community college, museum, performing arts center, community center, city yard, library, fire station, public school and /or district support facility, private and parochial school, cemetery, or hospital.

**Urban Village.** Urban Villages are mixed use areas designed to encourage persons to live near their place of employment and/or support services. The integration of complementary land uses is intended to promote a pedestrian orientation to reduce trips and vehicle miles traveled and reduce greenhouse gas emissions.

## HEIGHT OVERLAY

All new structures and/or remodels are limited to six stories except in areas designated as Low Density Residential, Low- Medium Density Residential, Mobile Home Park, Airport Compatible, and areas subject to the Ventura County Harbor Public Works Plan which are limited by their respective development standards. All entitlements that exceed six stories as of the adoption of the 2030 General Plan are exempt from the Height Overlay District unless they propose project modifications that create new development more than six stories, as defined by Chapter 16 of the City Code. Development located within the Height Overlay District may be permitted to exceed six stories by application and/or as part of an Urban Village specific plan. Exceeding six stories includes an impact fee and/ or equivalent mitigation as required by the City Council. The granting of additional stories may require environmental review that includes shade and shadow and local wind impact analyses.

# FAR TABLE

## RESIDENTIAL

Low	up to 7 units per acre
Low-Medium	7 to 12 units per acre
Medium	12 to 18 dwelling units per acre
Medium-High	18 to 30 dwelling units per acre
High	30 or more units per acre
Mobile Home Park	up to 12 units per acre

## COMMERCIAL

Convenience	FAR is 0.35:1
Neighborhood	FAR is 0.35:1
Community	FAR is 0.35:1
General	FAR is 0.35:1
Regional	FAR is 0.60:1
Office	FAR is 0.60:1

## INDUSTRIAL

Limited	FAR is 0.45:1
Light	FAR is 0.45:1
Heavy	FAR is 0.45:1
Central Industrial Area	Maximum FAR is 0.45:1
Business and Research Park	FAR is 0.60:1
Airport Compatible	Maximum FAR of 0.40:1

## OPEN SPACE

Airport Compatible	Maximum FAR of 0.40:1
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(2030 General Plan Land Use Designation Standards)