



ATTACHMENT #3
Community Development Department
STAFF REPORT

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Planning Division • Phone 805/449.2323 • Fax 805/449.2350 • www.toaks.org
Building Division • Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

TO: Planning Commission

FROM: Kelvin Parker, Community Development Director
Kari Finley, Planning Division Manager

PREPARED BY: Iain Holt AICP, Senior Planner

DATE: January 25, 2021

SUBJECT: MCA 2020-70250

APPLICANT: City of Thousand Oaks

LOCATION: Citywide

REQUEST:

To amend the Thousand Oaks Municipal Code Chapter 4 of Title 9 by adding Objective Design Standards for residential development in response to state housing legislation requiring streamlined approval for qualifying residential projects and application of objective design standards as part of the planning review process.

RECOMMENDATION:

That the Planning Commission adopt a Resolution (Attachment #1) thereby forwarding the following recommendations to City Council:

1. Find that this Municipal Code Amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines; and
2. Approve amendments to Chapter 4 of Title 9 of the Thousand Oaks Municipal Code as described in Attachment #2.

PLANNING COMMISSION REVIEW:

Thousand Oaks Municipal Code (TOMC) Section 9-4.2902 requires Planning Commission review and recommendation to City Council for proposed amendments to the provisions of Chapter 4 of Title 9 (Zoning) of the Municipal Code.

BACKGROUND:

The Affordable Housing Streamlined Approval Act (SB 35), Housing Crisis Act of 2019 (SB 330) and other laws were adopted by the state legislature in response to the state's critical housing shortage and to expedite residential development permit processing. The laws mandate that projects with a higher level of affordability can be approved without discretionary design review.

Since January 2018, SB 35 provides a streamlined, ministerial approval process for multi-unit and mixed-use housing in cities and counties that have made insufficient progress towards, such as the City, their assigned regional housing needs allocation (RHNA) numbers, subject to certain conditions and consistent with objective zoning and design review standards (Government Code §65913.4). SB 35 provides developers with a streamlined, ministerial approval process for multifamily residential developments provided the developer satisfies certain criteria, including the provision of 50% affordable housing and the payment of prevailing wages, among other requirements.

In January 2020, SB 330 became effective and under the recent passing of SB-8 will remain in effect until January 1, 2030, extending its sunset date by five years. This bill makes certain changes to the Housing Accountability Act (HAA) and the Permit Streamlining Act (PSA), as well as creates certain new requirements related to applying design review standards and approving demolition of units for cities in urbanized areas. These changes are intended to further streamline housing production in California by placing restrictions on a jurisdiction's ability to deny housing development projects based on subjective, discretionary standards and that are otherwise consistent with the applicable zoning ordinance and general plan land use designations. The law defined previously undefined terms such as objective standards and complete application and set forth vesting rights for projects that use a new pre-application process.

The recent passing of SB-9 (effective January 1, 2022) requires local agencies to ministerially approve, in a single-family residential zone without discretionary review or hearing: 1) certain subdivision of one lot into two lots, and 2) two-unit developments that meet certain criteria. Among other things, SB-9 provides that local agencies may only apply objective standards to qualifying urban lot splits and two-unit development. These proposed Objective Standards will apply to qualifying two-unit developments allowed under SB-9.

The objective design standards presented with this report address the requirements of the HAA and PSA and provide applicant's and the City staff with a prescriptive and clear means of designing and evaluating residential development requests.

What is an Objective Design Standard?

Pursuant to the definition in state legislation, "an objective design standard does not involve personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application."

Many jurisdictions use design guidelines as a tool to shape the design of sites and buildings. Design guidelines provide direction to applicants and staff when reviewing projects but are often vague and open to interpretation, which adds uncertainty to the development process. Guidelines and standards are distinguished by their level of enforceability. In general, objective standards are requirements that can be measured and be verifiable (e.g., "shall" or "must"), and guidelines are recommendations (e.g., "should" or "may"). Objectivity requires no "gray area" for interpretation. This means that existing standards in the TOMC that are not objective or provide flexibility and discretion cannot be applied in evaluation of residential development applications.

General Plan Consistency

The proposed Municipal Code Amendment is consistent with the following Goal and Policy of the General Plan:

Goal

- *To develop appropriate additional tools enabling commercial, industrial and residential development to flourish in an efficient and compatible manner.*

Policies – Housing

- *Housing: Strive to provide a balanced range of adequate housing for Thousand Oaks Planning Area residents in a variety of locations for all individuals regardless of age, income, ethnic background, marital status, physical or developmental disability.*

EVALUATION:

The Objective Standards were prepared in response to provisions in State law that limit local jurisdictions' review of housing projects to "objective standards". The HAA restricts the City's ability to deny or reduce the density of all housing development projects that are consistent with objective development standards and SB 35 provides that multi-family residential projects meeting affordability and other criteria can only be subject to "objective" planning standards to be approved through a ministerial process.

Status of Current Design Standards and Guidelines

The City of Thousand Oaks has multiple design guidelines and policies for a variety of different conditions and types of development in the City, such as Precise Plan of Design Guidelines, Grading Adjacent to Streets and Highways, and Developing within the Route 101 and 23 Freeway Corridors. Title 9, Chapter 4, Article 18 of the Thousand Oaks Municipal Code sets forth design review requirements for all construction and development within the City. Though these Design Guidelines and Standards are adopted pursuant to the Municipal Code and would imply objectivity, the majority are written in a subjective manner and are primarily guidance that allows interpretation and discretion in how a project design meets the guidelines. Use of language such as "should" and "considerations" or terms such as "compatible with neighborhood character" or "shall be in harmony with..." are subjective and leave room for interpretation or possibly inconsistent application, whether that be during staff review and recommendation or the decision making authority evaluation. Though this practice is not unique to Thousand Oaks, state law now requires certainty in the application of standards.

In staff's analysis, converting the guidance language of existing City regulations to be more definitive and quantifiable was not practical for the purpose of establishing Objective Design Standards to promptly address residential and mixed use infill development applications. In addition, should a project applicant choose to not comply with the Objective Design Standards, the already established review process is still available to them.

Status of Zoning Regulations

The Municipal Code sets forth a standard variety of objective zoning regulations in terms of lot size, setbacks, parking, open space and height, but also relies on discretion of the decision making body when applying zoning standards to projects.

In staff's assessment, much of the objective code regulation is focused on single family or low density townhome type development, and leaves the city with limited ability to apply standards to multifamily development. In addition to the discretionary nature of typical multifamily development standards, two important areas that need objective requirements are building height and open space as they relate to multiple family development and condominiums. Building height and open space are currently determined by the decision making body.

Throughout the code, language such as the following leave the ability for subjective determinations during decision making, such as:

"The Commission may impose such additional conditions and requirements upon a residential planned development permit as the Commission finds are reasonable and necessary to carry out the purposes and requirements of the R-P-D zone."

Or

"Unless otherwise specifically waived or modified by the Commission, the following development standards are established as the minimum deemed necessary to ensure the public health, safety, and welfare within the R-P-D Zone and to accomplish the intent and purpose of this article."

Currently the existing code, with partial exception to the Thousand Oaks Boulevard Specific Plan, does not address design standards related to fundamental site and building design terms, such as: building orientation, parking placement, defined building and frontage types, building massing, open space configuration, façade articulation, and windows. During the evaluation of residential and mixed use projects, staff spent a significant amount of time going back and forth with applicants refining the project design through negotiation rather than application of a standard. Establishing clear, objective standards benefits both the City and the applicant with certainty and greater efficiency through the planning process.

Proposed Objective Standards

The proposed code amendment (Attachment #2) provides a framework that addresses fundamental building blocks of site and building design that is currently missing from the City's Zoning Code and Design Guidelines. Staff has examined the Objective Standards in other municipalities for guidance and calibrated them to reflect the existing and desired character of development in Thousand Oaks. These Objective Standards establish basic minimum

requirements that can facilitate good design while preventing characteristics commonly resulting in poor design. The introduction of a design hierarchy of standards will be critical in creating residential projects that provide interaction with the public realm and buildings designed and scaled to promote walkable neighborhoods.

Once the General Plan Update is complete, the Zoning provisions (Title 9) of the Municipal Code will have a comprehensive revision that calibrates zoning districts and regulations to the updated General Plan policies, and clarifies process. At that time, these standards may be revisited in conjunction with the Municipal Code update.

Staff is recommending the reintroduction of Municipal Code Article 22 as a centralized location for the Objective Design Standards. Article 22 was previously used for Civic Districts and repealed by Ord. 1556-NS, eff. July 1, 2011 and is reserved for future use.

Objective Design Standards for Residential Development will contain the following main topic areas to better ensure that basic fundamentals for site and building design are met through application of zoning regulations. The full code language is contained in Attachment #2 and the following provides an outline and synopsis of the standards.

1. Intent and Purpose: To impose mandatory development standards for specified residential development that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark. Modification to these standards may occur through the applicable discretionary application process or as allowed under State Density Bonus Law.
2. Applicability: All residential and mixed-use development, which includes the new construction of two or more units and any qualifying residential project where a streamlined approval process is requested by the project proponent pursuant to State Law. These standards will not apply to individual custom single-family homes but will apply to qualifying proposals under SB 9.
3. Potential Conflict: These Objective Design Standards will supersede the standards provided in other Articles of Title 9.

4. Process: Unless allowed as a ministerial approval by state law, projects subject to these Objective Standards require a Residential Planned Development Permit. Modifications to the Objective Standards may be allowed either by the Community Development Director or the Planning Commission depending the type of standard being requested for modification. Approval of modifications to these standards by the Community Development Director and the Planning Commission must be based on making the following findings:
 - a. The modification, while not consistent with a specific provision of this Code, is justified by its intent or by design hardship and allows reasonable and conforming use that is consistent with the General Plan goals and policies and underlying zoning district.
 - b. The modification would result in development consistent with the scale and character of existing and allowable development in the vicinity under the same zoning.
 - c. The modification would result in development that is not detrimental to or that would adversely impact adjacent properties.
5. Definition of terms: Definitions used within the Article are introduced for Usable Open Space, Common Open Space and related terms.
6. Relationship to other Ordinances: Projects subject to this Article must comply with all other applicable Objective Standards within Title 9 of the Thousand Oaks Municipal Code and applicable Specific Plan as may be amended.
7. Objective Design Standards Categories
 - a. *Street and Pedestrian Connectivity and Automobile Access*: Includes standards for projects to have internal and external street connectivity, limit the use of cul-de-sacs and dead-end streets, prohibit gates/barriers and access to parking.
 - b. *Site Development Standards*: Sites must be divided into multiple building areas scaled to comply with the proposed building types.
 - c. *Building Orientation and Unit Entries*: Main entry, unit access configuration, entry area and cover, and balconies.
 - d. *Parking Location and Configuration*: These standards include parking location behind building frontage, subterranean parking configuration, limited use of parking structures, and limits visibility of parking areas from the street.

- e. *Building Types and Design:* Proposed building types include the “Missing Middle Housing”, which are a range of multi-unit buildings that are similar in scale and form with detached single-family homes. These building types include Duplex/Triplex/Quadplex, Villa, Bungalow Courts, Townhouse, Side Court, Courtyard housing. The intent of the “Missing Middle Housing” provides transition from existing single family neighborhoods to urban centers through more walkable neighborhoods.

Proposed building types include nine different types of residential structures that range from Front Yard House to Mixed-Use Block. These building types are described along with a simple graphic schematically depicting each one in Attachment #3.

- f. *Lot and Building Site(s):* These standards require an allowed range of lot width proportionate to the scale of each building type and related zoning district (see Table 1).

Table 1. Lot and Building Site Standards

Building Type, Lot Width and Zone Compatibility Matrix						
	Lot Width (real or nominal)	R-A R-E R-O R-1	R-2	R-3	R-P-D	SP-20
Frontyard House	40-100 ft	P	-	-	P (8 du/acre max.)	-
Duplex	50-75 ft	-	P	-	P	P ¹
Triplex/Fourplex	50 -100 ft	-	-	P	P	P ¹
Villa	75-100 ft	-	-	P	P	P ¹
Bungalow Court	100-150 ft	-	-	-	P	P ¹
Rowhouse	25-50 ft	-	-	-	P	P ¹
Side Court	75-150 ft	-	-	P	P	P
Courtyard	100-150 ft	-	-	P	P	P
Stacked Dwelling	100-150 ft	-	-	P ²	P ²	P ²
Mixed-Use Building	100-200 ft	-	-	-	-	P

¹Only allowed on sites or portions of sites not fronting onto Thousand Oaks Boulevard.

² Must be included within a project with other building types. A maximum of 50 percent of the total units within a project can be in a Stacked Dwelling building type.

- g. *Frontage Types*: Variety of types that promote street-oriented entrances, including porch, stoop, terrace, shopfront, forecourt, gallery and arcade.
- h. *Building Massing and Articulation*: Maximum building length and façade articulation.
- i. *Façade Transparency and Limitation on Blank Walls*.
- j. *Windows Details*: Divided lites/mullions, materials, shutters.
- k. *Private and Common Open Space for Multifamily Developments*.
- l. *Accessory Structures, Site and Building Elements*.

Proposed Maximum Height

Currently, maximum height standards in the R-3 and R-P-D zones are not definitive leaving building height discussions subject to discussions and negotiations between staff and project applicants. Staff recommends providing a quantifiable maximum height measurement that both allows heights that are commensurate with the heights of anticipated multifamily development and consistent with existing development.

Municipal Code Sec. 9-4.2501(a)(2) Building Height and Sec. 9-4.2505 Side yards (a)(2) sets forth the height requirements for R-3 and RPD zones as follows:.

"In the R-3 and R-P-D Zones, except as described herein, No main building or structure must exceed twenty-five (25') feet in height. The maximum height may be increased provided that each side yard must be increased by a minimum of one-half (1/2') foot for each two (2') feet, or fraction thereof, in height that any building extends above twenty-five (25') feet. The decision-making body may modify the additional side yard setback requirements when necessary to allow buildings in excess of twenty-five (25') feet in order to accommodate the housing need for lower income households specified in the Housing Element of the Thousand Oaks General Plan."

The definition as written does not prescribe an objective standard related to maximum height. Through increasing the setback the building may continue to increase in height with the maximum limit only dependent upon the width of the lot. Multifamily in R-P-D has a fifteen foot setback and in R-3, a ten foot setback for two story structures with windows. Increasing the setback presents challenges to smaller infill lots. Staff is recommending the following maximum height requirement:

“In the R-3 and R-P-D Zones, the maximum height must not exceed 35 feet. Projects including 20 percent or more affordable housing units in the very low and low income categories are allowed to exceed 35 feet up to 45 feet as long as the taller portion does not cover more than 40 percent of the building footprint.”

With staff’s proposed language, the maximum building height in the R-3 and R-P-D zones will be 35 feet unless a minimum of 20 percent low or very low income units are provided, then the maximum building height is 45 feet. The increase in height for providing affordable units could be requested as a waiver in a density bonus situation with or without this definition but this provides a means to allow the project that provides affordable units without requesting a waiver. In other words, it could incentivize construction of much needed affordable housing.

Furthermore, staff is recommending an amendment related to the definition of building heights. The current height definition (Sec. 9-4.202. Definitions “Building Height”) reads as follows:

“Building height” must mean the vertical distance from the grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.”

As currently defined, the definition relies on the grade to the highest point of a roof or deck line, etc or an average height measured to an architectural feature (e.g., highest gable or a pitch of hip roof). Implementation of this definition often results in an interpretation and possible non-uniform application of the standard. In order to provide greater clarity, a more consistent method of measuring height is proposed. Staff is introducing a height requirement not based on the finished grade around the building footprint, but a height envelope that matches the topography of the existing or finished grade under certain criteria. Proposed language reads as follows:

“Height: A vertical dimension measured from existing grade or the finished grade, whichever is less, up to a warped plane equal to the height limit of the underlying zone. All portions of the building must be located at or below the building height limit, unless otherwise specified within the code as a building height exception. The “warped plane” is an imaginary plane projected parallel to the topography of the site at the height limit of the applicable zoning district.

This method better matches the building height envelope with the topography of the site and the surrounding properties. The following graphics (Figure 1 and 2) provide examples of a simplified cross section of how the more restrictive height measurement is applied to an existing or finished grade.

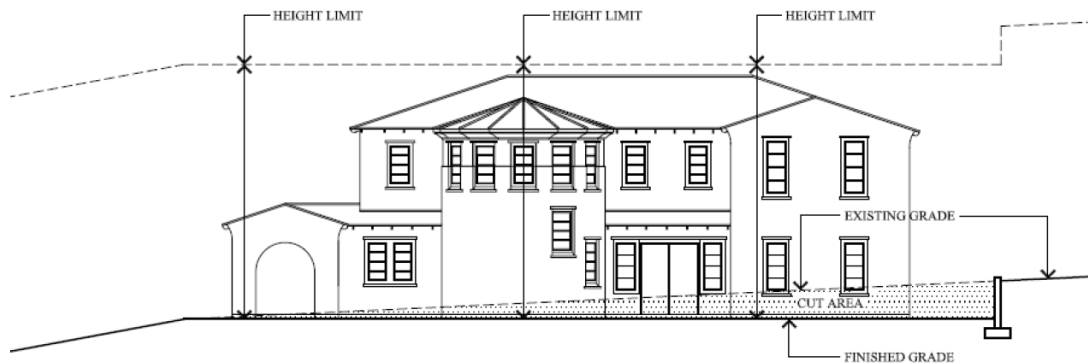


FIGURE #1
CUT GRADING

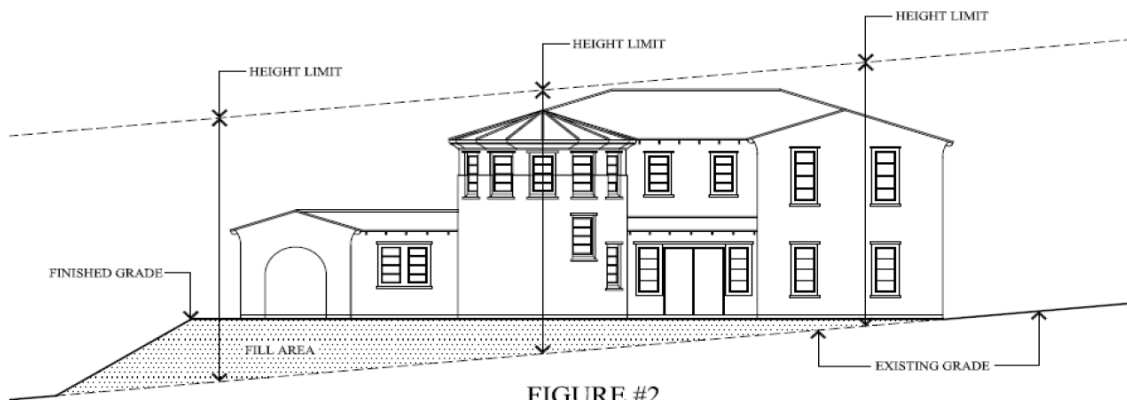


FIGURE #2
FILL GRADING
(Reference Image from City of Carlsbad)

Permitting Procedure and Approval

Unless otherwise allowed as a ministerial approval by state law, staff is proposing that projects subject to these Objective Standards require approval of a Residential Planned Development Permit and may not be entitled through a modification process. The Community Development Director shall have approval authority for Residential Planned Development projects that comply with these Objective Standards that do not include a Tentative Tract Map, which is the current practice for projects that comply with the Municipal Code. An option for developers who want to propose creative design solutions such that their project diverges from one or more of the Objective Standards, the developer can elect to go through the usual discretionary design review process subject to the Community Development Director or Planning Commission review and approval.

In such cases, the projects will also be reviewed for conformance with other applicable design guidelines previously mentioned in this report.

ENVIRONMENTAL REVIEW

The proposed amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3). The activity of amending development standards is covered by the common sense exception that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The amendments proposed will preserve and enhance aesthetic development and each of the proposed amendments is necessary to conform the Thousand Oaks Municipal Code to State law, and any conceivable impact of the proposed amendments would be speculative in the absence of specific development proposals.

Any new construction or major alteration/addition that would result from the adoption of this Ordinance is required to undergo its own separate environmental review as part of the City's normal permitting process.

CONCLUSION:

The proposed Municipal Code Amendment will provide objective standards for residential development of two or more units and clarify zoning regulations related to building height. Further, the proposed amendment will bring the Municipal Code into conformance with state housing laws. Staff recommends that the Planning Commission approve the draft resolution recommending that the City Council approve MCA 2020-70250 as set forth in the attached ordinance (Attachments #1 and #2).

PREPARED BY: Iain Holt, AICP Senior Planner

Attachments:

- [Attachment #1 – Draft Planning Commission Resolution](#)
- [Attachment #2 – Draft Ordinance \(omitted as duplicative\)](#)
- [Attachment #3 – Building Types](#)

CITY OF THOUSAND OAKS

PLANNING COMMISSION

RESOLUTION NO. ____ PC

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF THOUSAND OAKS
RECOMMENDING APPROVAL OF A MUNICIPAL
CODE AMENDMENT TO THE CITY'S ZONING
REGULATIONS TO INCLUDE OBJECTIVE DESIGN
STANDARDS FOR RESIDENTIAL DEVELOPMENT,
REVISED BUILDING HEIGHT DEFINITION AND
REVISED HEIGHT REQUIREMENTS FOR THE R-3
AND R-P-D ZONES.

Applications: MCA-2020-70250

Applicant: City of Thousand Oaks

Location: Citywide

SECTION 1

The Planning Commission of the City of Thousand Oaks, California DOES
RESOLVE AS FOLLOWS:

WHEREAS, on January 1, 2018, Senate Bill 35, intended to help address California's housing shortage went into effect, requiring a streamlined and ministerial review process for multifamily projects with specific qualifications and subject to only objective development design standards;

WHEREAS, on January 1, 2020, Senate Bill 330, intended to help address California's housing shortage went into effect, requiring an increased certainty in the development process, preserving existing affordable housing, speeding up the review of housing development and preventing zoning actions that reduce the availability of housing. SB 330 prohibits imposing or enforcing the application of non-objective design review standards established on or after January 1, 2020 to housing developments;

WHEREAS, there is a continued effort by the State of California to require jurisdictions to utilize a ministerial and streamlined process for specified housing projects, which require objective development standards to address design concerns outside the discretionary process;

WHEREAS, on June 9, 2020 in response to state legislation, the City of Thousand Oaks initiated a Municipal Code Amendment for the creation of Objective Design Standards for residential development, a revision to height requirements for the Multiple-Family (R-3) and Residential Planned Development (R-P-D) residential zones in response to state law;

WHEREAS, the Planning Commission, upon giving the required notice, did, on the 25th day of October 2021, conduct a duly-advertised public hearing as prescribed by law to consider said application; and

WHEREAS, at the October 25, 2021 public hearing, oral and written evidence, including a staff report, were presented and received, and arguments were heard from all interested parties appearing in the matter.

NOW, THEREFORE, BE IT RESOLVED that said MCA-2020-70250 is recommended to City Council for approval.

SECTION 2

WHEREAS, the findings of the Planning Commission for recommending approval of said Municipal Code Amendment application MCA-2020-70250 are as follows:

1. *“The project is consistent with the Thousand Oaks General Plan and any applicable specific plan or redevelopment plan” per TOMC Sec. 9-4.2803(c)(1).*

The proposed Municipal Code Amendment is consistent with the following Goal and Policy of the General Plan because the City is using an appropriate tool of objective design standards to help ensure residential and mixed-use development meet fundamental design principles and expectations for the City:

Goal

- *To develop appropriate additional tools enabling commercial, industrial and residential development to flourish in an efficient and compatible manner.*

Policies – Housing

- *Housing: Strive to provide a balanced range of adequate housing for Thousand Oaks Planning Area residents in a variety of locations for all individuals regardless of age, income, ethnic background, marital status, physical or developmental disability.*

Therefore, the proposed MCA is consistent with the City's adopted General Plan.

2. *"The project complies with all applicable laws, regulations and policies, including the Thousand Oaks Municipal Code" per TOMC Sec. 9-4.2803(c)(2).*

The proposed MCA is compliant with all applicable laws, regulations, and policies as the project consists of regulatory amendments to create objective residential design standards and clarify associated standards and to comply with State law requirements.

Therefore, the proposed MCA is consistent with all applicable laws, regulations, and policies.

3. *"The project will not be detrimental to the public health, safety or general welfare" per TOMC Sec. 9-4.2803(c)(3).*

The proposed MCA consists of amending the current zoning regulations to create new Objective Design Standards for Residential Development, building height definition, and maximum height standards for the Multiple-Family (R-3) and Residential Planned Development (R-P-D) residential zones. There is no associated physical development proposed as part of this Municipal Code amendment. Any new construction or major alteration/addition that would result from the adoption of this Ordinance is required to undergo its own separate review as part of the City's Development Permit process.

Therefore, the proposed project will not be detrimental to the public health, safety or general welfare.

4. *"The project has been reviewed in conformance with the provisions of the California Environmental Quality Act" per TOMC Sec. 9-4.2803(4).*

The proposed amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3). The activity of amending development standards is covered by the common sense exception that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The amendments proposed will preserve and enhance aesthetic development and each of the proposed amendments is necessary to conform the Thousand Oaks Municipal Code to State law, and any conceivable impact of the proposed amendments would be speculative in the absence of specific development proposals.

Any new construction or major alteration/addition that would result from the adoption of this Ordinance is required to undergo its own separate environmental review as part of the City's Development Permit process.

SECTION 3

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that City Council approve the Municipal Code Amendment MCA-2020-70250 set forth and attached hereto and made a part hereof.

I HEREBY CERTIFY that the foregoing resolution reflects action taken by the Planning Commission of the City of Thousand Oaks at a regular meeting held on the 25th day of October 2021, by the following vote:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Nelson Buss, Chair
Planning Commission

Kelvin Parker, Secretary
Planning Commission

ATTACHMENT #3

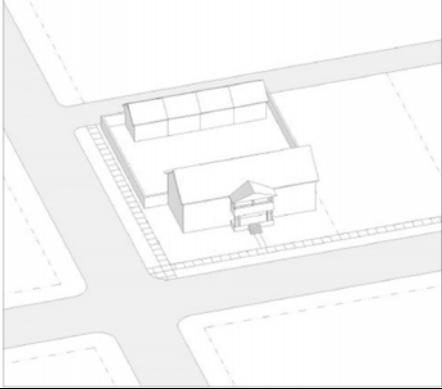
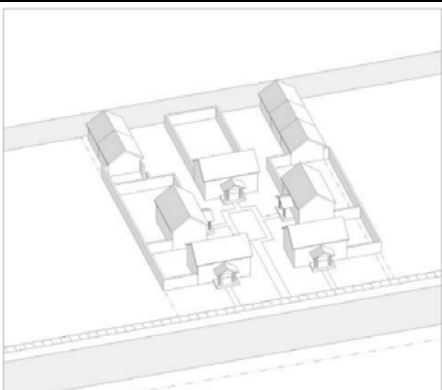
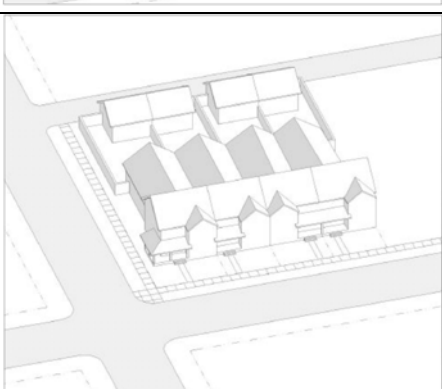
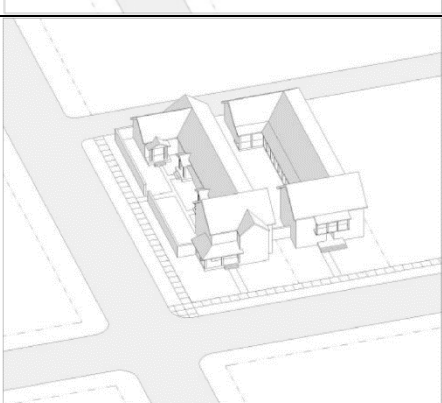
(To the 10/25/2021 PC Report)

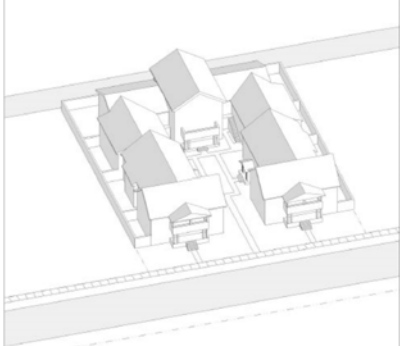
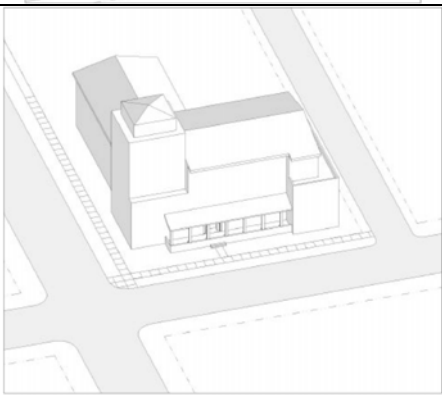
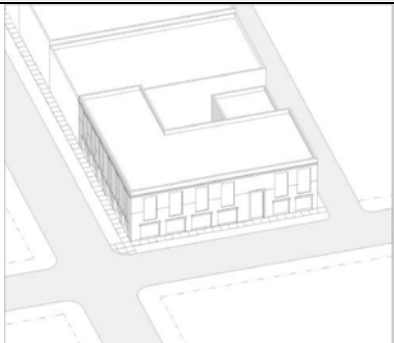
The graphic presents examples of the “Missing Middle Housing” types that provide transition from single family neighborhoods to denser mixed-use development.



Reference Image from Opticos Design

Building Types Summary	
<p><u>Front Yard House:</u> Single Family House that fronts a street. Primary entrance oriented towards street. Parking situated behind front of building façade.</p>	
<p><u>Duplex, Triplex, Quadplexes:</u> A building containing two, three, or four dwelling units that must be individually accessed directly from the street.</p>	

<p><u>Villa:</u> A building containing four to eight dwelling units. Each dwelling unit must be individually accessed from a central lobby, which in turn is accessed directly from the street or front yard.</p>	
<p><u>Bungalow Court:</u> Four or more detached houses arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard or street.</p>	
<p><u>Rowhouse:</u> Two or more attached two- or three-story dwellings with a width range of 25 to 40 feet per unit.</p>	
<p><u>Side Court Housing:</u> A building or group of buildings containing dwelling units arranged in a row, generally perpendicular to the street, with one side yard configured as a courtyard.</p>	

<p><u>Courtyard Housing:</u> A group of dwelling units arranged to share one or more common courtyards with dwellings taking access from the street or the courtyard(s). The courtyard is intended to be a semi-public space that is an extension of the public realm.</p>	
<p><u>Stacked Dwelling:</u> An exclusively residential building comprised of flats and/or other residential units which does not meet the requirements of any other building type defined herein.</p>	
<p><u>Mixed-Use Block:</u> A building designed for occupancy by retail, service, and/ or office uses on the ground floor street frontage, with upper floors configured for dwelling units.</p>	

Reference Images from City of Ventura Midtown Corridors Development Code