

# Chapter 3 - Land Use Regulations and Standards

## INTRODUCTION

The following chapter outlines the key land uses and standards needed to meet the objectives depicted in the vision for the Camarillo Commons Plan Area (Plan Area). This chapter includes a set of standards and regulations intended to establish a new zone for the Plan Area, the Camarillo Commons Mixed-Use (CC) zone. The new zone is designed to introduce residential development, encourage a mix of land uses, and increase the overall density in the Plan Area to foster a well connected pedestrian-oriented environment. The CC zone is anticipated to promote new construction with form and massing that complement the desired architectural character while being compatible with the uses adjacent to the Plan Area.

The land use standards and regulations depicted in this chapter set the framework for development in the Plan Area. These recommendations and tools are designed to guide development in the Plan Area to ensure that the overall vision for the area is effectively implemented. Implementation of the goals and objectives in this Strategic Plan as well as defining the uses allowed in the Plan Area, are important in establishing a vibrant and unique destination in the City of Camarillo.

This chapter also includes a section that illustrates the circulation pattern throughout the Plan Area and the gateway locations that form the connections to the surrounding areas. The Circulation Plan (Figure 4.1) shows the vehicular routes as well as the active pedestrian and potential bike paths that move through the Plan Area. Parking strategies are also a key component of the plan and are designed to promote shared parking behind the buildings to allow residents and visitors to park in one spot and



walk to the various destinations within the Plan Area.

The development standards in this chapter work together with the guidelines in the Urban Design and Streetscape Plan (chapter 5) and the Architectural Guidelines (chapter 6) to outline the requirements for the Plan Area, and serve as an incentive for private reinvestment in the Camarillo Commons.

## Mixed-Use Concept

A primary goal of the Camarillo Commons Strategic Plan (The Plan) is to create an identifiable and inviting place with an intimate streetscape lined with storefronts and a broad mix of uses that promote an environment where people can live, work, and play. The Plan proposes new commercial development (retail and office), residential development, visitor services, and civic uses to create a place that thrives from morning to night.

In some areas a horizontal mix (stand alone residential and stand alone commercial next to each other on a given site) and in other areas a vertical

mix of uses (residential or office above retail within the same building) will be appropriate. Vertical mixed-use development will be focused along Arneill Road and Aldea Drive giving way to stand alone higher density residential located internally in the Plan Area. There are opportunities for anchor stores to be located along Arneill Road to draw people to the area. Retail and mixed-use development is also envisioned along Ponderosa Drive to establish a transition from the Plan Area to surrounding uses.

Residential development is limited to different types of attached multi-family units, such as town homes and condominiums. Medium density residential attached units are permitted within the Raemere Street neighborhood of the Plan Area. Although residential uses will be an important component to the success of the Plan Area, it will be a secondary use intended to support the predominantly retail and entertainment focus of the area.

The Plan is designed to encourage the development of residential units over retail space, to help intensify the plan core. It is important to provide an adequate amount of residential development in the Plan Area to create a sustainable and pedestrian oriented, mixed-use environment. To ensure a vibrant mixed-use setting within the Plan Area, a significant amount of commercial development must be developed concurrently with residential development.

## ALLOWABLE LAND USES

An important objective of this Strategic Plan is to clearly spell out the desired mix of land uses and location of these uses.

The development of Camarillo Commons will transform the Plan Area into a pedestrian-oriented center with retail shops, restaurants, live theatre, and entertainment uses. There will need to be a balance of new residential units to provide support for the new retail development and to help create a day time and evening environment. While retail, restaurant, customer friendly commercial service, and entertainment uses will be focused around the core of the Plan Area, uses such as office and residential are appropriate as secondary uses to help sustain a village-like environment. New residential uses will be allowed both as a stand alone product and as part of an integrated mixed-use project concept.

There should also be consideration for public uses such as an outdoor plaza or village center to accommodate community events, civic or cultural uses to provide a place for public and private assemblies, and a specialty grocery store would help to attract residents from both inside and outside the Plan Area. Automotive related uses, such as gas stations, automotive repair, car washes, and drive thru restaurants should be prohibited. The goal is to create a unique mixed-use environment that would not directly conflict or compete with large-scale commercial development found primarily in the nearby outlet stores or the commercial uses along Ventura Boulevard in the Camarillo Old Town area. Refer to the economic market analysis and recommendations in Appendix A.

The following table represents the permitted uses within the Plan Area. The table also includes uses permitted subject to review and approval of a Conditional Use Permit by the Planning Commission, per the provisions in the Chapter 19.62 of the City's Municipal Code. Non-permitted uses are also addressed in the following table and where a specific use is not listed the Community Development Director or Planning Commission have the discretion to allow it if it is found to be compatible with the vision for the Plan Area.

**Permitted Uses**

1. Antique stores
2. Apparel stores
3. Appliance, sales and service
4. Artisan Workshop
5. Art studios, galleries
6. Art supply and crafts sales
7. Auditoriums
8. Bakery shops (including outside dining tables)
9. Banks, savings and loan, credit unions, trust companies
10. Barber shops
11. Beauty shops and salons
12. Bike Shop
13. Billiard and pool halls
14. Blueprinting, photostatting and photo finishing facilities
15. Bookstores
16. Bowling alleys
17. Carpet, floor covering, and ceramic tile stores
18. Chiropractic offices
19. Churches
20. Clubs and lodges, private
21. Coffee stores (including outside dining tables)
22. Computer services and sales
23. Confectionery stores
24. Dance halls and dancing studios
25. Day Care, Small Family and Large Family
26. Delicatessens (including outside dining tables)
27. Dressmaking shops
28. Draperies and window coverings, sales
29. Drugstores
30. Dry goods and notions stores
31. Electronics sales and repairs
32. Public and civic buildings
33. Florist shops
34. Food stores
35. Furniture and appliance stores
36. Garden supply stores
37. Greeting card shop
38. Grocery stores
39. Gymnasiums
40. Hardware stores
41. Health clubs
42. Homes for the aged (Senior Citizen Housing)
43. Ice cream and yogurt shops
44. Interior decorating establishments
45. Jewelry stores
46. Laundry and dry cleaning establishments
47. Library
48. Liquor stores
49. Live/Work Unit
50. Meat markets
51. Medical laboratories
52. Museums
53. Music conservatories and studios
54. Newspaper office, excludes newspaper printing
55. Nurseries, plant
56. Offices, business and professional (not located on first floor in mixed-use structures)
57. Office, medical and dental
58. Offices, veterinary
59. Off-street parking
60. Optician

61. Pet shops, pet grooming
62. Pharmacy
63. Photography store, sales and repair of photography equipment and photo processing
64. Plumbing shops
65. Post office
66. Printing shops (i.e., blueprinting, photocopying and offset)
67. Public parks, playgrounds and community centers
68. Radio and television retail sales and repair stores
69. Residential dwelling units above the first floor of a mixed-use building, as part of a commercial usage
70. Restaurants and cafes (including outside dining)
71. Retail stores or businesses (no manufacturing)
72. Specialty film theatre/ live theatre/ performing arts
73. Stationery stores
74. Studios - Art, dance, martial arts, music, etc.
75. Tailor shops
76. Taxidermists
77. Telephone exchanges
78. Tennis clubs and swim clubs
79. Theaters, indoor
80. Transportation terminal (i.e., bus, taxi, or train)
81. Travel agency, ticket office
82. Trophy stores, including plaques and related merchandise
83. Variety stores
84. Wallpaper and paint stores
85. Video stores

## Uses Requiring a Conditional Use Permit (CUP)

1. Automobile service stations
2. Bed and Breakfast Inn
3. Commercial recreation uses and sports complexes
4. Day care facilities
5. Hotels and motels
6. Residential Uses
7. Schools
8. Tavern

## Prohibited Uses

1. Automobile garages for the repair of motor vehicles
2. Automobile sales
3. Drive-through facilities
4. Funeral parlors and mortuaries
5. Industrial and manufacturing uses
6. Large recycling facilities

## LAND USE REGULATIONS AND DEVELOPMENT STANDARDS

An important objective of this Strategic Plan is to set the parameters for development within the Camarillo Commons Plan Area (Plan Area). The goal is to offer a compatible mix of land uses in a pedestrian friendly environment. The Camarillo Commons Vision Plan (Figure 3.1) illustrates the desired location of the uses which should be strategically placed to help achieve the vibrant pedestrian-oriented village envisioned for the Plan Area.

The following development standards are designed to support the new zoning and complement the vision for the Plan Area. The intent is to simplify, streamline, and customize the land use requirements to encourage reinvestment and revitalization of the Plan Area.

The land use and development standards depicted in this chapter complement streetscape beautification and other public improvements recommended for the Plan Area and are consistent with the objectives in the Land Use Element of the City of Camarillo's General Plan. The Plan Area is currently zoned primarily as Commercial Planned Development (CPD) which allows for commercial-retail uses that presently occupy the site. The proposed Camarillo Commons Mixed-Use Zone supports the intent and purpose of CPD Zone, found in Chapter 19.26 of the Camarillo Municipal Code, which states that "The general placement, design and intensity of uses in this zone should be planned to protect and preserve the character of adjoining properties while increasing efficiency and promoting harmonious relationships." The new standards are planned to effectively organize development within the Plan Area and to establish a unified village environment.

The Raemere Street neighborhood falls within the Residential Planned Development (RPD) Zone. The City's Municipal code emphasizes the desire to establish an environment within that zone that is compatible both in neighborhood and architectural character to its surrounding uses and to "produce developments which meet standards of open space, light, air, pedestrian and vehicular circulation" (Chapter 19.16 Residential Planned Development Zone, Camarillo Municipal Code). The development standards in this chapter, supported by the recommended streetscape improvements

in Chapter 5, are intended to help the Raemere Street neighborhood meet that goal by setting standards that address the parking and circulation concerns in the area while creating a safe, more attractive, higher density pedestrian environment that is conveniently connected back into the Plan Area.

The following standards were ultimately designed to complement the City's goals and objectives as depicted in the CMU (Village Commercial Mixed Use) Zone, Ordinance No. 980, which promotes the incorporation of a healthy mix of uses and a ... "variety of design features, and elements to foster a walkable community for pedestrians to shop in conjunction with other services." In essence, the purpose of the new Camarillo Commons Mixed-Use (CC) zone is to provide an area that allows for a combination of uses that are compatible and easily navigated by a pedestrian. The goal is to improve overall aesthetic appearance and function of the site to serve as an incentive for reinvestment in the Plan Area.

### Building Intensities

To reach the desired densities and maintain the objectives described in the City's General Plan and CMU Zone, the mixed-use depicted in Camarillo Commons is primarily considered vertical mixed-use, which is characterized by allowing residential or office uses above commercial uses in the same building. Although, stand alone residential development is also strongly encouraged in close proximity to commercial, office, and civic uses with effective pedestrian-friendly connections.

For all non-residential and vertically mixed-use projects, building intensities are regulated through "Floor Area Ratio" (FAR) and/or building density. FAR is obtained by

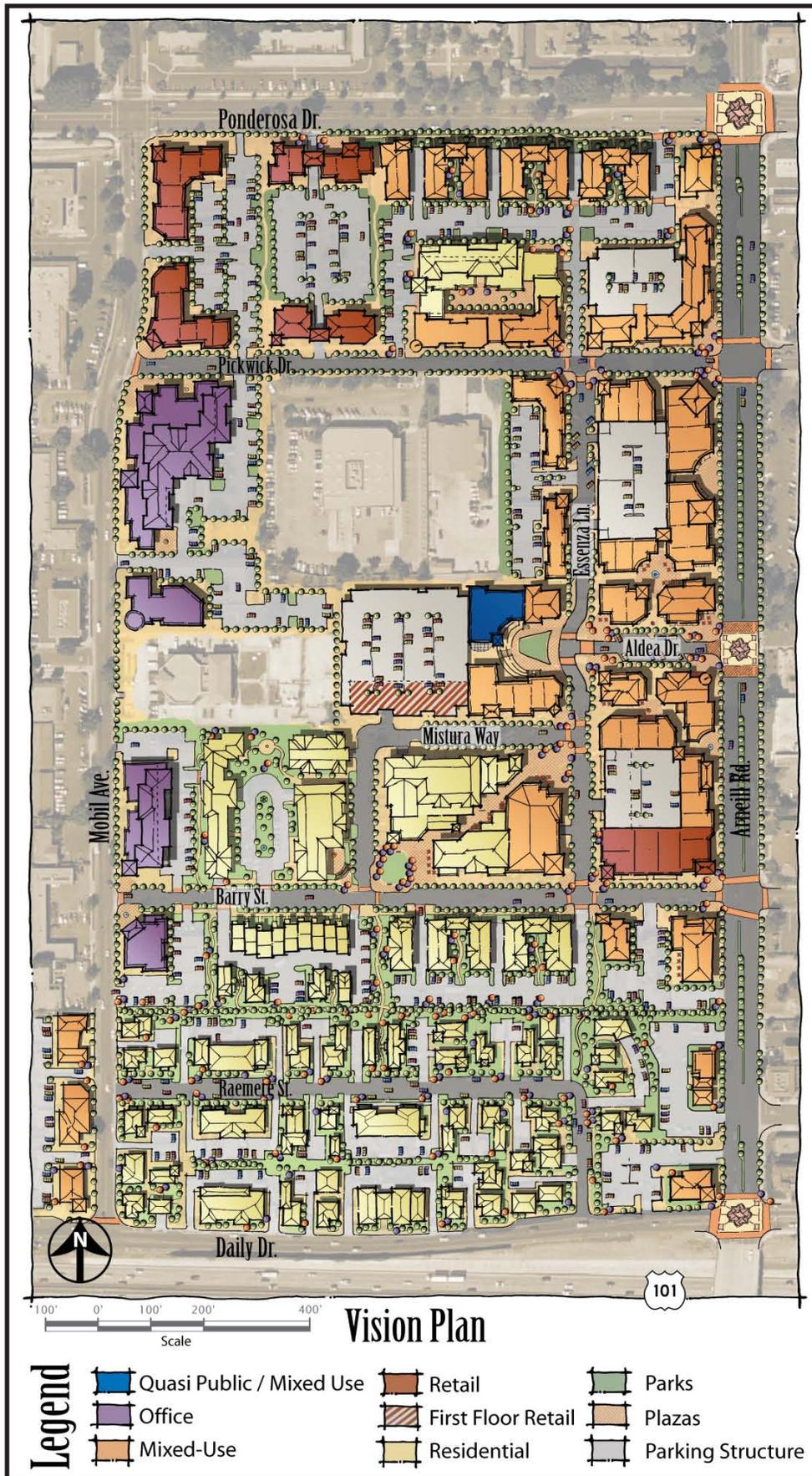


FIGURE 3.1

VISION PLAN

dividing the gross floor area of a structure as measured from the outside of the exterior walls, which includes all living spaces by the gross area of the lot. Parking lots, tuck-under, podium or subterranean parking located under the building footprint, and parking structures are excluded from FAR calculations for commercial and mixed use development. Densities for stand alone residential structures are regulated through a “Dwelling Units per Acre” (DU/AC) measurement.

## DEVELOPMENT STANDARDS

The following development standards will provide direction to shape the urban form within the Plan Area. The corresponding Urban Form plates located on pages 40-43 provide an “At-A-Glance” look at specific development standards, primary uses, and parking locations and requirements for each individual zone. They are to be used in tandem with the following development standards.

### Building Coverage

The minimum building coverage includes all uses and parking structures. Each use is referenced in the corresponding urban form plates. The goal in the mixed-use areas is to have higher building coverage with room for amenities and pedestrian circulation.

### Building Height

Building height is measured from the average finished grade along the front elevation to the highest point of the building.

Consistent with the Camarillo Commons Design Principals in Chapter 2, the tallest structures are to be centrally located on the site, stepping buildings back from the major arterials to transition heights from adjacent properties.

To help strengthen the pedestrian environment and create a balanced street to building proportion, building recommendations include both minimum and maximum heights. The maximum height requirements vary depending on the location within the Plan Area (refer to Height Map, Figure 3.2). The maximum building height within the Plan Area is forty-five (45) feet which equates to three or four stories. The minimum height for buildings is twenty-five (25) feet or two stories. Specific building height recommendations for each building type are described in the corresponding Urban Form plates.

Building height requirements for the Raemere Street neighborhood follow the existing RPD zone requirements with a thirty (25) feet maximum height.

### Area-wide Height Exceptions

The Planning Commission may approve architectural features, such as tower elements, elevator service shafts, and roof access stairwells that extend above the height limit. Architectural features such as tower elements and three story massing are encouraged at driveway entries along Arneill Road to denote their significance. Telecommunications antennas and service structures located on rooftops may also exceed the maximum building height but be hidden to the maximum extent possible using appropriate screening and “stealth” technologies.

Buildings and structures that exceed the maximum height adopted within the Plan Area may be authorized on the approval of the Planning Commission through the Conditional Use Permit process. Buildings that exceed the maximum height shall conform to the following:

- Buildings shall have a varied roof line;
- Buildings shall have first floors articulated with architectural detailing, textures and colors in keeping with the overall design theme;
- Upper floors shall provide variable step-back with changes in massing, balconies, awnings, shutters, or other architectural detailing in keeping with the overall design theme; and
- Building shall incorporate changes in wall planes and/or other suitable relief elements.

## Plan Area Setbacks

The minimum setback requirements shall be as follows:

- **Front Setback**

Front setback requirements for each building type are described in the corresponding Urban Form plates. Buildings shall be oriented toward the street with parking behind to create a vibrant and walkable village atmosphere. Variable setbacks along Arneill Road and Aldea Drive are encouraged to establish spaces for outdoor seating areas, outdoor dining, and shopping. When buildings are setback from the street, allowable uses in front of the building include plazas or pedestrian spaces, sidewalks, landscaping, and café or outdoor seating areas. To help define the corners of street blocks and to create a framework in which the variable setbacks will have an impact on the streetscape, corner buildings should be located closer to the street.

- **Side Setback**

Side setback requirements for each building type are described in the corresponding Urban Form plates. To help create a continuous built edge along Arneill Road and Aldea Drive, side setbacks are only allowed to provide areas for public spaces such as sidewalks, paseos, outdoor seating areas, and courtyards.

- **Rear Setback**

Rear setback requirements for each building type are described in the corresponding Urban Form plates. In most cases rear setbacks are not required. However, they create a transition between adjacent properties by allowing for some open space and

landscaping between parcels. Rear setbacks also create a place for vehicle access, utility services, and parking.

## On-Street Parking

On-street diagonal parking is recommended throughout the plan area, but primarily along Aldea Drive and Essenza Lane. Diagonal parking would provide for the short-term parking needs of the Plan Area. In addition, street parking would establish a buffer between pedestrian and vehicular traffic while narrowing road widths helps slow traffic and improves safety for pedestrians. Diagonal parking lanes of approximately 18 feet should be used to allow for sufficient backing up area onto streets.

## Off-Street Parking

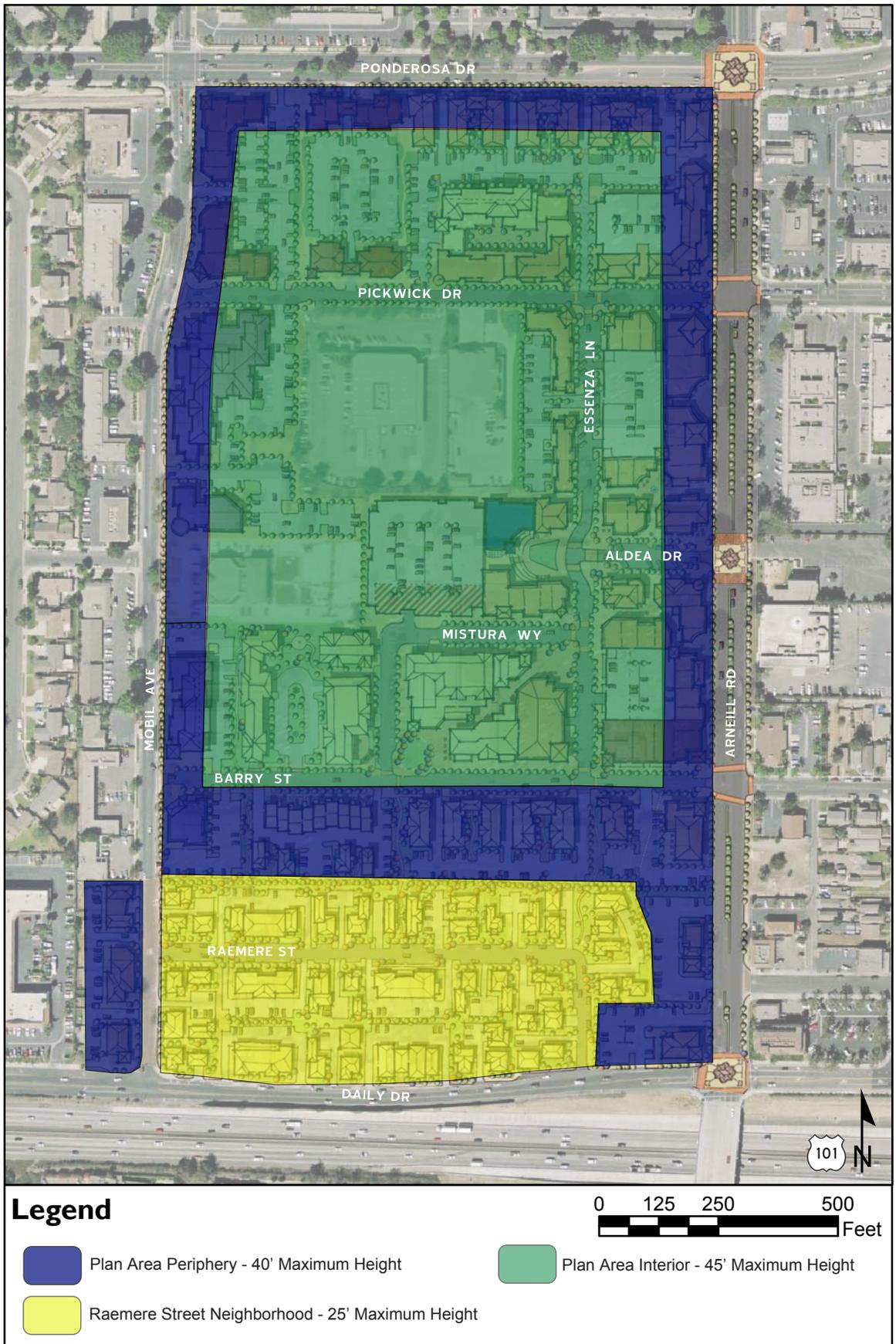
The off-street parking requirements for each building type are described in the corresponding Urban Form plates. All parking areas within the Plan Area should be consistent with the following:

- **Location and Access**

Off-street parking is not recommended between the building and the street anywhere in the Plan Area. Parking should be located either under the building or at the rear or middle of the lot. Access should be granted with primary access from the side streets, access easements, or via reciprocal access agreements. If there is no side or rear access possibility, then vehicle access may be taken from the front of lot leading back to parking areas. New surface parking lots and parking structures shall be screened when located immediately adjacent to public streets.

- **Shared Parking**

The concept of shared parking is effective in areas with a mix of land uses that have offsetting peak demand needs. For example, the peak parking demand for retail and restaurant use is typically weekends and weeknights which should not conflict with office use where peak demand is typically during weekdays. Also, residential parking demand is low during daytime hours which would not conflict with office and lunchtime restaurant hours. Also, a true mixed-use village would embody the “park once, shop twice” concept in which one would park in one location and patronize numerous establishments.



LAND USE

FIGURE 3.2

**BUILDING HEIGHT MAP**

When two or more land uses or uses within the same building have distinctly different hours of operation (e.g. theater vs. office). The Planning Director, at his discretion, may develop shared parking agreements to satisfy the parking requirements of this Plan in accordance with the following:

- o Only 50% of the required parking may qualify for shared parking arrangement.
- o A minimum of 50% of the required parking must be met on-site notwithstanding the parking reduction provisions of this plan.
- o Required parking must be calculated based on the land use that demands the greatest amount of parking.
- o The shared parking facility must be within a 700 foot radius of the subject use.

**Legal Non-Conforming Uses and Standards**

Existing uses and structures within the Plan Area are protected under City’s existing Municipal Code and Redevelopment Plan:

Nonconforming Uses (Language from the “Redevelopment Plan for the Camarillo Corridor Project” prepared in 1996)

*“The CDC is to permit an existing use not conforming to the provisions of this Plan (“Redevelopment Plan for the Camarillo Corridor Project”) to remain in an existing building or structure, if the building or structure is in good condition, provided that such use is generally compatible with existing and proposed development and uses in the Project Area, and the abatement of such use is not required by the Zoning Ordinance.”*

**CAMARILLO MUNICIPAL CODE - Chapter 19.58 – Nonconforming Use – Nonconforming Building or Structure**

**19.58.100 Nonconforming uses of land or buildings.**

*A variance or permit is granted automatically hereby, so as to permit the continuation of the particular existing uses of any building, structure, improvement or premises existing in the respective zones immediately prior to the time the ordinance codified in this chapter or any amendment thereof becomes effective if such existing use was not in violation of this or any other ordinance or law. Whenever the zone classification of any property is changed, any property being used pursuant to variance or permit may be used thereafter in the manner authorized by the variance or permit as a nonconforming use for the duration of the variance or permit. (Ord. 404 § 1 (part), 1978: prior code § 9600.9.)*

**Legal Non-Conforming(per City Zoning Ordinance)**

**19.08.030 Lawful existing lots and buildings.**

- A. *Where a lot has a width, depth or area less than that required under the property development standards of this title for the zone of which it is a part and was held under separate ownership or was legally of record at the time Ordinance 403 became effective, such lot may be occupied by the uses permitted in the zone subject to the lot area per dwelling unit and yard requirements and such other regulations as apply uniformly to all lots in such zone.*
- B. *Uses and building. The existing use or uses of all buildings improved or premises not in conformity with the standards or requirements of the zone in which they are located, and which uses are lawfully existing,*

*may continue as nonconforming uses as hereinafter defined and subject to Chapter 19.66 regulating such nonconforming uses. (Ord. 403 § 1 (part), 1978: prior code § 9301.7.)*

### **Urban Form**

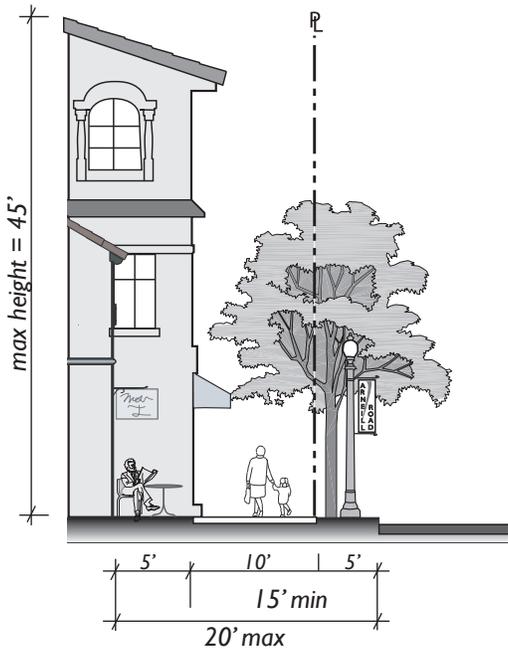
The following Urban Form templates provide a comprehensive summary of the development standards per building type in the Plan Area. The templates include detailed illustrations that depict the building setbacks and site layout for all the potential land-uses in the Plan Area including mixed-use, office, commercial, and high and medium-density residential development.



**PRIMARY USES**

- Retail
- Professional Office
- Restaurant
- Mixed-Use with Residential/  
Office over Retail  
(Average 20 DU/Acre)

**SECTION VIEW**



**URBAN FORM**

**Setbacks**

- Front: min = 15' (from curb edge)  
max = 20' (from curb edge)
- Side: min = 0'  
max = 15' (to allow for plaza /  
pedestrian walkway)
- Rear: min = 0'

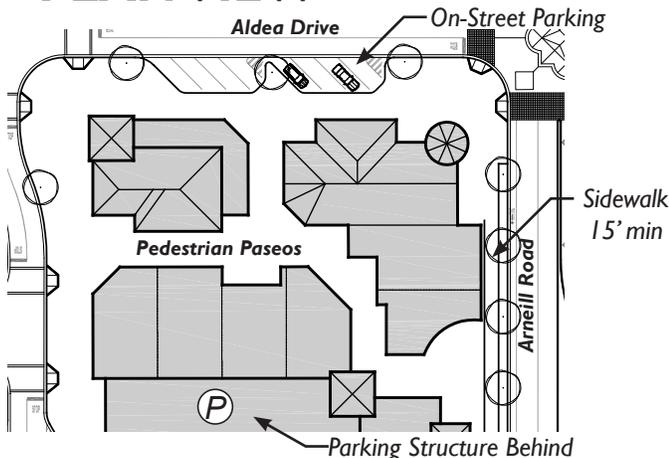
**Height**

max = 45' exclusive of architectural features. (greater heights may be granted through a CUP)\*  
(refer to Height Map figure 3.2)

**Building Coverage**

min = 65%

**PLAN VIEW**



**PARKING**

**Parking Location:** No off-street parking allowed in setbacks between public streets and building. Underground, structure, or rear parking only.

**Parking Ratios**

**Residential:**  
Multiple Apartment Dwellings:  
1 space/Studio or 1 bedroom  
2 space/2 or 3 bedroom  
1 guest space/8 units.

**Non-Residential:** 1 space/300 sf of floor area

\*The Planning Commission may approve architectural features, such as landmark and tower elements, elevator service shafts, and roof access stairwells that extend above the height limit.

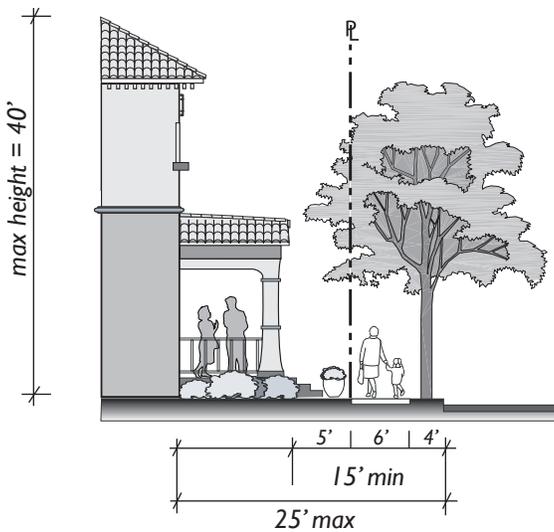
MEDIUM DENSITY  
MULTI-FAMILY



PRIMARY USES

- Stand Alone Attached Residential  
(Average 25 DU/Acre)

SECTION VIEW



URBAN FORM

Setbacks

- Front: min = 15' (from curb edge to front porches)  
min = 20' (from curb edge to building face)  
max = 25' (from curb edge to building face)
- Side: min = 0'  
max = 26' (to allow room for backup)
- Rear: min = 10' (if building taller than 25', add 10' for each 10' of height up to max of 50')

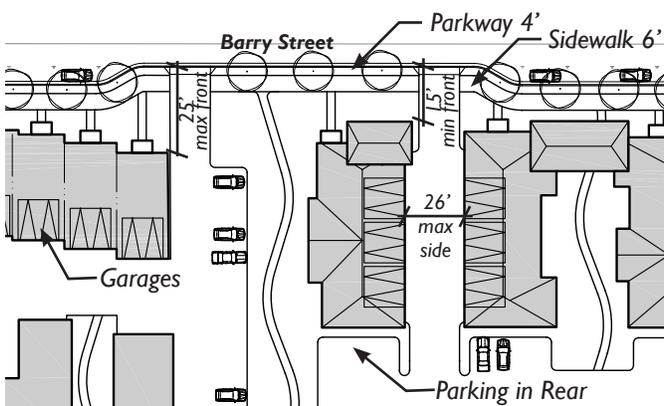
Height

- max = 40' (greater heights may be granted through a CUP)  
(refer to Height Map figure 3.2)

Building Coverage

- max = 50%

PLAN VIEW



PARKING

**Parking Location:** No off-street parking allowed in setbacks between public streets and building. Tuck under, underground, structure, or rear parking only.

Parking Ratios

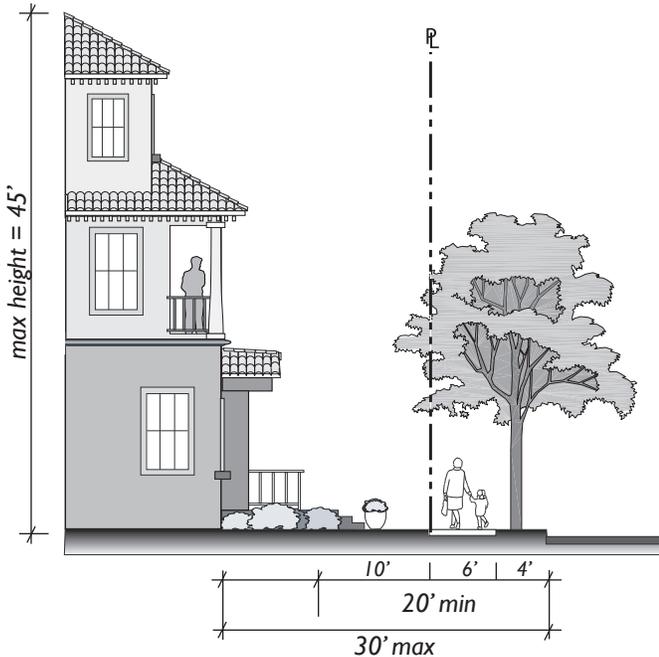
- Residential:** Two-Family, Cluster or Townhouse Family DUs:  
2 enclosed spaces/unit, and 1 guest space/5 units.
- Multiple Apartment Dwellings:**  
1 space/Studio or 1 bedroom  
2 space/2 or 3 bedroom



## PRIMARY USES

- Stand Alone Attached Residential  
(Average 30 DU/Acre)

## SECTION VIEW



## URBAN FORM

### Setbacks

- Front: min = 20' (from curb edge to front porches)  
min = 25' (from curb edge to building face)  
max = 30' (from curb edge to building face)

- Side: min = 0'  
max = 20'

- Rear: min = 10' (if building taller than 25', add 5' for each 10' of height up to max of 50')

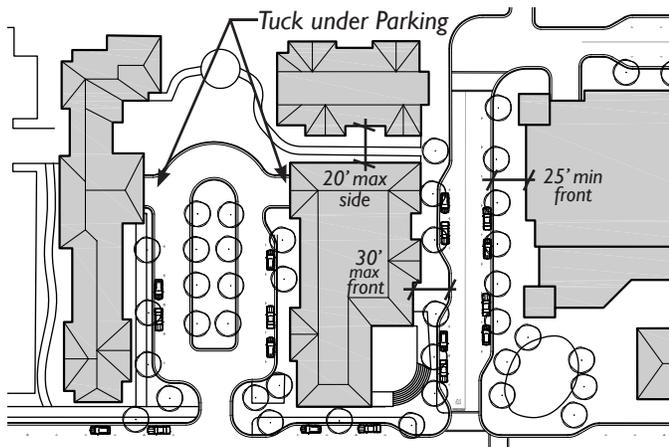
### Height

- max = 45' (greater heights may be granted through a CUP)  
(refer to Height Map figure 3.2)

### Building Coverage

- max = 60%

## PLAN VIEW



## PARKING

**Parking Location:** No off-street parking allowed in setbacks between public streets and building. Tuck under, underground, structure, or rear parking only.

### Parking Ratios

**Residential:** Two-Family, Cluster or Townhouse Family DUs:  
2 enclosed spaces/unit, and 1 guest space/8 units.

Multiple Apartment Dwellings:  
1 space/Studio or 1 bedroom  
2 space/2 or 3 bedroom

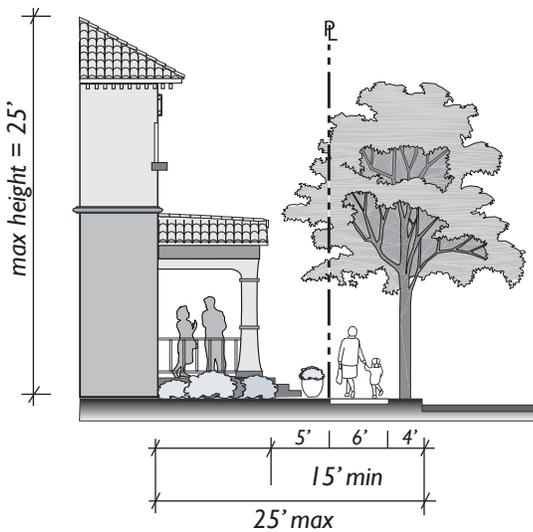
RAEMERE STREET NEIGHBORHOOD



PRIMARY USES

- Stand Alone Attached Residential  
(Average 25 DU/Acre)  
(4 Units/Parcel Max)

SECTION VIEW



URBAN FORM

Setbacks

- Front: min = 15' (from curb edge to front porches)  
min = 20' (from curb edge to building face)  
max = 25' (from curb edge to building face)
- Side: min = 0'  
max = 20'
- Rear: min = 10' (if building taller than 25', add 10' for each 10' of height up to max of 50')

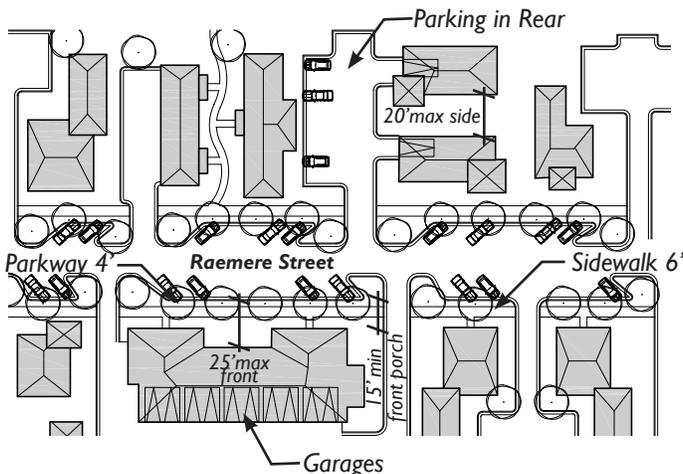
Height

- max = 25' (greater heights may be granted under an RPD permit) (refer to Height Map figure 3.2)

Building Coverage

- max = 60%

PLAN VIEW



PARKING

**Parking Location:** No off-street parking allowed in setbacks between public streets and building. Tuck under, underground, structure, or rear parking only.

Parking Ratios

- Residential:** Two-Family, Cluster or Townhouse Family DUs:  
2 enclosed spaces/unit, and 1 guest space/5 units.
- Multiple Apartment Dwellings:**  
1 space/Studio or 1 bedroom  
2 space/2 or 3 bedroom

LAND USE

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