

## RESIDENTIAL DESIGNATIONS

### NEIGHBORHOOD RURAL

**Description:** This designation provides for very low-density single-family neighborhoods. The designation is generally applied to areas with significant topography and in locations that necessitate a transition from residential areas to preserved open spaces.

**Allowed Uses:** single-family homes; ADUs; public facilities such as parks and schools.

**Density:** up to 1.0 dwelling units per acre\*

**Height (max):** 35 feet



### NEIGHBORHOOD VERY LOW

**Description:** This designation includes single-family neighborhoods at a very low density. The purpose is to preserve single-family large lot developments in areas of some topography.

**Allowed Uses:** single-family homes; ADUs; public facilities such as parks and schools.

**Density:** > 1.0 to 2.0 dwelling units per acre\*

**Height (max):** 35 feet



### NEIGHBORHOOD LOW

**Description:** This designation includes single-family neighborhoods at a variety of densities. The purpose is to protect existing single-family areas and to provide for infill development at a similar scale as the surrounding residential context.

**Allowed Uses:** single-family homes; ADUs; public facilities such as parks and schools.

**Density:** > 2.0 to 6.0 dwelling units per acre\*

**Height (max):** 35 feet



\* The density ranges may be further calibrated for existing residential tracts to better reflect current densities.

## NEIGHBORHOOD LOW-MEDIUM

**Description:** This designation includes a variety of attached and detached housing units oriented for walking and biking while still accessible by car.

**Allowed Uses:** small lot single-family, townhomes, rowhouses, and duplexes, triplexes, and fourplexes; ADUs, public facilities such as parks and schools.

**Density:** > 6.0 to 10.0 dwelling units per acre\*

**Height (max):** 35 feet



## NEIGHBORHOOD MEDIUM

**Description:** This designation provides for a mix of lower-scaled attached multi-family homes in a walkable setting, often close to existing or proposed retail and commercial uses.

**Allowed Uses:** small lot single-family, townhomes, rowhouses, and duplexes, triplexes, and fourplexes; courtyard housing, and walk-up multifamily buildings of 2-3 stories in height; ADUs, public facilities such as parks and schools.

**Density:** > 10.0 to 20.0 dwelling units per acre\*

**Height (max):** 35 feet



\* The density ranges may be further calibrated for existing residential tracts to better reflect current densities.

## NEIGHBORHOOD MEDIUM-HIGH

**Description:** This designation provides for “missing middle” housing types in a walkable neighborhood setting. Included are a variety of attached housing types within walking distance of retail, services, and major centers of activity. This designation is mostly focused near Thousand Oaks Boulevard between Hillcrest Drive and the 101 Fwy., east of Hwy. 23.

**Allowed Uses:** townhomes, rowhouses, and multifamily buildings of up to four stories in height; ADUs, public facilities such as parks and schools.

**Density:** >20.0 to 30.0 dwelling units per acre

**Height (max):** 50 feet



## NEIGHBORHOOD HIGH\*

**Description:** This designation provides for high density multi-family homes oriented in a walkable neighborhood design where buildings are close to the sidewalk and within walking distance of goods and services. This designation is used sparingly across areas of change within the land use alternatives.

**Allowed Uses:** multifamily housing; ADUs, public facilities such as parks and schools.

**Density:** >30.0 to 45.0 dwelling units per acre

**Height (max):** 55 feet



**\*Based on community feedback, this designation has been removed.**

## MOBILE HOME EXCLUSIVE

**Description:** This designation provides for existing mobile home parks in Thousand Oaks.

**Allowed Uses:** mobile homes

**Density:** none defined.

**Height (max):** 35 feet





## MIXED-USE DESIGNATIONS

### MIXED-USE LOW

**Description:** This designation provides for neighborhood-serving goods and services and multi-family residential in a mixed-use format (vertical or horizontal) or as stand-alone projects. Buildings with this designation will be designed to be walkable with wide sidewalks, active frontages, and minimal setbacks from the back of the sidewalk.

**Allowed Uses:** Retail, restaurants, commercial uses (such as banks or real estate offices), residential in multi-family buildings, or attached single-family units (e.g., townhomes), public facilities such as libraries.

**Density and FAR:**

- >20 to 30.0 dwelling units per acre
- 0.25 FAR (non-residential)
- 1.0 FAR (all uses)

**Height (max):** 50 feet



### MIXED-USE MEDIUM

**Description:** This designation creates a walkable neighborhood-scaled environment with buildings that contain active ground floor uses located at or near the sidewalk with housing or office next to or above.

**Allowed Uses:** office, commercial, multi-family housing.

**Density and FAR:**

- >30.0 to 45.0 dwelling units per acre
- 0.5 FAR (non-residential)
- 1.5 FAR (all uses)

**Height (max):** 58 feet



## MIXED-USE HIGH\*

**Description:** This designation allows for pedestrian-oriented high density mixed-use developments made up of ground floor retail, commercial and office or residential above (primarily vertical mixed-use).

**Allowed Uses:** office, retail, commercial, hotels, and multi-family housing.

**Density and FAR:**

>45 to 60.0 dwelling units per acre

1.0 FAR (non-residential)

2.0 FAR (all uses)

**Height (max):** 68 feet



**\*Based on community feedback, this designation has been removed.**

## COMMERCIAL DESIGNATIONS

### COMMERCIAL NEIGHBORHOOD

**Description:** This designation includes convenience-type retail, neighborhood offices and service activities designed to serve the daily needs of the immediate neighborhood accessible by car, bicycle, and on-foot. This designation also includes existing auto dealerships and related uses in specific locations.

**Allowed Uses:** neighborhood offices, commercial, daily goods, and services, auto uses.

**FAR:** 0.5

**Height (max):** 35 feet



### COMMERCIAL TOWN

**Description:** This designation includes small business parks, garden offices, and retail in a walkable setting that is also accessible by car.

**Allowed Uses:** office and commercial uses.

**FAR:** 1.0

**Height (max):** 50 feet



### COMMERCIAL REGIONAL

**Description:** This designation accommodates retail and services, office, and R&D uses attracting consumers from a regional market area.

**Allowed Uses:** commercial, office, hotel, healthcare, and R&D.

**FAR:** 2.0

**Height (max):** 75 feet



## INDUSTRIAL DESIGNATIONS

### INDUSTRIAL LOW

**Description:** This designation allows manufacturing, industrial, R&D, offices, breweries and distilleries, supportive retail, and services.

**Allowed Uses:** light industrial, R&D, office, commercial.

**FAR:** 1.0

**Height (max):** 50 feet



### INDUSTRIAL FLEX

**Description:** This designation allows industrial, R&D, offices, breweries and distilleries, supportive retail with limited commercial

**Allowed Uses:** light industrial, R&D, office, commercial.

**FAR:** 2.0

**Height (max):** 75 feet





## INSTITUTIONAL DESIGNATIONS

### INSTITUTIONAL

**Description:** This designation allows public, quasi-public and institutional facilities.

**Allowed Uses:** public facilities, utilities, public and private schools and colleges, hospitals, other public and quasi-public institutions, religious institutions.

**FAR:** none defined.

**Height (max):** none defined.



### PARKS, GOLF COURSES, AND OPEN SPACE

**Description:** This designation includes the city's public and private parks, golf courses, and open space.

**Allowed Uses:** public and private recreation and open space.

**FAR:** none defined.

**Height (max):** none defined.



### UTILITIES AND FLOOD CONTROL

**Description:** This designation includes the city's public and private utilities and flood control uses.

**Allowed Uses:** public or private utilities, flood control channels, and detention basins

**FAR:** none defined.

**Height (max):** none defined.