

**City of Ventura  
General Plan Update**

**Key Differences between Industrial Designations**

**DRAFT FOR GPAC DISCUSSION (03.21.23)**

	<b>Light Industrial/Flex</b>	<b>Heavy Industrial</b>
<b>DEFINITION</b>	<ul style="list-style-type: none"> <li>• The designation allows a variety of “clean” light industrial, production, distribution, and commercial uses that typically involve physical assembly/reshaping of finished materials and/or retail sales that are incidental to an industrial use.</li> <li>• Produces limited impacts on nearby properties, such as noise, gas, odor, or vibration.</li> <li>• Buildings can vary in size from small-scale industrial flex uses to large floorplate buildings.</li> </ul>	<ul style="list-style-type: none"> <li>• The designation allows for a wide variety of manufacturing, warehouse, and distribution uses that typically involve a transformation of extracted or raw materials. Toxic, hazardous, or explosive materials may be produced or used in large quantities</li> <li>• Could cause impacts on nearby properties, such as noise, gas, odor, dust, or vibration.</li> <li>• New uses should be located away from residential areas and new residential uses should not be allowed nearby.</li> </ul>
<b>HEIGHT</b>	45 feet	55 feet
<b>FLOOR AREA RATIO (FAR)</b>	1.5	2.0
<b>CONDITION</b>		
Outdoor storage	Allowed as ancillary use or when associated with sales (e.g., lumber, trucks, and similar)	Allowed as primary use
Heavy truck traffic	Minimal heavy truck pick-up and delivery	No restrictions
Noise	Minor noise impacts during daytime hours; no nighttime operations	Limited noise restrictions; facility allowed to operate at all hours
Residential Proximity	Adjacent to residential uses allowed	Required separation from residential uses (for new HI uses)
<b>USE</b>		
Artisan/Craft product manufacturing incl. artisanal food	Allowed in indoor spaces	Allowed indoor and outdoor
Auto repair	Allowed (with primary activities indoors)	Allowed (indoor and outdoor)
Chemicals	Small/minor amounts; limited opportunity for external impacts	Allowed in larger quantities since not located near residential uses

## DRAFT FOR GPAC DISCUSSION (03.21.23)

Distribution and Trucking Facilities (e.g., Amazon distribution facility)	Not allowed	Allowed
Fabrication/Welding	Not allowed (except per Artisan/Craft product manufacturing above)	Allowed
General Retail	Allowed as an ancillary use	Allowed as an ancillary use
Heavy Equipment Sales	Not allowed	Allowed
Indoor production/manufacturing	Allowed in smaller quantities (i.e., craft manufacturing)	Allowed as a primary use (e.g., milling, bottling, foundry)
Labs/R&D	Allowed	Allowed
Liquid/Chemical/Mineral Manufacturing	Not allowed	Conditionally permitted depending on the specific use
Office	Allowed as a primary use	Allowed as a secondary use to other facility activities
Oil Equipment Services: Heavy (large scale equipment)	Not allowed	Allowed
Oil Equipment Services: Light (lightweight and easily transportable equipment)	Allowed	Allowed
Outdoor production/manufacturing	Not allowed	Allowed
Warehousing (above 20,000 SF)	Not allowed	Allowed