

CITY OF OXNARD ZONING MAP

Zoning Map

The City of Oxnard Zoning Map is a visual representation of zoning designations as described in Chapters 16 & 17 of the Oxnard City Code. This Zoning Map also illustrates designations of adopted specific plans. Zoning is the division of a jurisdiction into districts (zones) within which permissible uses are prescribed and development standards are defined. Zoning is the principal tool for implementing the goals and policies of the general plan by translating land use categories and standards into regulations.

Village Specific Plan Area (Wagon Wheel)
See the adopted Village Specific Plan for info

- HIGH DENSITY RESIDENTIAL (18 - 30 du/ac)
- LIVE / WORK TOWNHOMES (18 - 30 du/ac)
- HIGH-RISE RESIDENTIAL (70 - 120 du/ac)
- VERY HIGH DENSITY RESIDENTIAL (30 - 70 du/ac)
- MIXED USE (30 - 70 du/ac)
- TRANSIT CENTER
- PARKS AND OPEN SPACE

RiverPark Specific Plan Area
See the adopted RiverPark Specific Plan for info

- COMMERCIAL: CONVENTION/HOTEL
- COMMERCIAL: OFFICE
- COMMERCIAL: REGIONAL
- RETAIL/OFFICE
- MIXED USE RESIDENTIAL: HIGH/COMM/OFFICE
- RESIDENTIAL: LOW MEDIUM
- RESIDENTIAL: MEDIUM
- RESIDENTIAL: HIGH
- RESIDENTIAL: VERY HIGH
- OPEN SPACE: MISCELLANEOUS DRY SWALE/DETENTION BASINS
- OPEN SPACE: MISCELLANEOUS WATER STORAGE/DISCHARGE BASINS
- OPEN SPACE: LANDSCAPED BUFFER
- OPEN SPACE: NEIGHBORHOOD PARKS
- OPEN SPACE: PARK SPACE
- PUBLIC FACILITIES
- SCHOOLS/ COMMUNITY PARK
- WATER STORAGE/RECHARGE
- DRY SWALES/DETENTION BASIN

Rose/Santa Clara Specific Plan Area
See the adopted RiverPark Specific Plan for info

- AUTO SALES & SERVICE
- BUSINESS PARK
- COMMERCIAL/MANUFACTURING
- RETAIL/COMMERCIAL

Zones

Residential

- R-1 Single Family Residential
- R-2 Multiple-Family Residential
- R-3 Garden Apartment
- R-4 High-Rise Residential

Residential Planned Development Zones

- R-1-PD Single Family Residential Planned Development
- R-1-7PD Single Family Residential Planned Development
- R-1-8PD Single Family Residential Planned Development
- R-2-PD Multiple-Family Residential Planned Development
- R-3-PD Garden Apartment Planned Development
- R-4-PD High-Rise Residential Planned Development
- MH-PD Manufactured Home Planned Development

Downtown

- DT-G Downtown General
- DT-C Downtown Core
- DT-E Downtown Edge

Commercial

- C-1 Neighborhood Shopping Center
- C-2 General Commercial
- CO Commercial Office
- CM Commercial & Light Manufacturing

Commercial Planned Development Zones

- C-1-PD Neighborhood Shopping Center Planned Development
- C-2-PD General Commercial Planned Development
- C-PD Commercial Planned Development
- CO-PD Commercial Office Planned Development
- CM-PD Commercial & Light Manufacturing Planned Development

Industrial

- M-L Limited Manufacturing
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- BRP Business & Research Park

Industrial Planned Development Zones

- M-L-PD Limited Manufacturing Planned Development
- M-1-PD Light Manufacturing Planned Development
- M-2-PD Heavy Manufacturing Planned Development

Coastal

- CNC Coastal Neighborhood Commercial
- CPC Coastal Planned Unit Community
- CVC Coastal Visitor-Serving Commercial
- RP Coastal Resource Protection
- CDI Coastal Dependent Industry
- RC Coastal Recreation
- EC EC Coastal Energy Facility

Beach/Coastal Residential

- R-B-1 Single-Family Beach
- RBF Beachfront Residential
- R-2-C Coastal Low-Density Multiple Family
- R-3-C Garden Apartment Coastal
- R-W-1 Single-Family Water Oriented
- R-W-2 Multiple-Family Water Oriented
- MH-PC Mobile Home Park Coastal

Other

- HCI Harbor-Channel Islands
- CR Community Reserve
- ER Easement/ROW

Boundaries

- Oxnard City Limits
- Oxnard Sphere of Influence
- Coastal Zone Boundary

