

Meeting Date: 07/30/14 (2)

ORDINANCE NO. 10346 (NEW SERIES)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE TO INCORPORATE NEW RAMONA VILLAGE CENTER PLAN AND ALPINE VILLAGE CORE REGULATORY REQUIREMENTS, TO UPDATE THE FALLBROOK VILLAGE ZONE REGULATIONS, AND TO ADOPT FORM BASED CODE FOR THE ALPINE VILLAGE CORE AND RAMONA VILLAGE CENTER; POD11-010; POD11-012; REZ14-002

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the following amendments will provide a necessary update to the Zoning Ordinance. Changes are being proposed in order to incorporate provisions into the Zoning Ordinance pertaining to new land use designations and development regulations intended for the Alpine and Ramona Village areas. The Zoning Ordinance Amendments include provisions on allowed uses, setbacks, height, and information on development process in the Alpine Village Core and Ramona Village Center. The Zoning Ordinance Amendments will also contain detailed design and architectural requirements, landscaping requirements, and provide information on required street and trail improvements. In addition the Zoning Ordinance will be amended to clarify the naming convention for the existing Fallbrook Village designations.

Section 2. Section 2050 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2050 COMPATIBILITY MATRIX.

The Director shall prepare and cause to be inserted in the Zoning Ordinance, an official Compatibility Matrix for guidance in consideration of a rezone, which expresses in graphic form the compatible Use Regulations and Village Regulations of the ordinance contained in Sections 2100 through 2999 and Section 8000 through 8999, inclusive with the appropriate Land Use Designations of the San Diego County General Plan.

COMPATIBILITY MATRIX

SUMMARY PREPARED PURSUANT TO SECTION 2050

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.

USE REGULATIONS

Land Use Designations	RS	RD	RM	RV	RU	RO	RR	RC	RMH	C30	C31	C32	C34	C35	C36	C37	C38	C40	C42	C44	C46	M50	M52	M54	M56	M58	A70	A72	S80	S82	S86	S88	S90	S92	S94		
	S	D	M	V	U	O	R	C	H	0	1	2	4	5	6	7	8	0	2	4	6	0	2	4	6	8	0	2	0	2	6	8	0	2	4		
Village Residential																																					
Village Residential 30 (VR-30)	o	•	•	•	•	•	•	•	•		o		o	o																•	o	o	•	•		•	
Village Residential 24 (VR-24)	o	•	•	•	•	•	•	•	•		o		o	o																•	o	o	•	•		•	
Village Residential 20 (VR-20)	o	•	•	•	•	•	•	•	•		o		o	o																•	o	o	•	•		•	
Village Residential 15 (VR-15)	o	•	•	•	•	•	•	•	•		o		o	o														o	o	•	o	o	•	•	o	•	
Village Residential 10.9 (VR-10.9)	•	•	•	•	•	•	•	•	•		o		o	o														o	o	•	o	o	•	•	o	•	
Village Residential 7.3 (VR-7.3)	•	•	•	•	•	•	•	•	•		o		o	o														o	o	•	o	o	•	•	o	•	
Village Residential 4.3 (VR-4.3)	•	•	•	•	•	•	•	•	•		o		o	o														o	o	•	o	o	•	•	o	•	
Village Residential 2.9 (VR-2.9)	•	•	o	o	o	•	o	o	•																			o	o	•	o	o	•	•	o	•	
Village Residential 2 (VR-2)	•	•	o	o	o	•	•	o	•																			o	o	•	o	o	•	•	o	•	
Semi-Rural																																					
Semi-Rural 0.5 (SR-05)	•	o					•	•	o	•																		o	o	•	o	o	•	•	o	•	
Semi-Rural 1 (SR-1)	•						•	•	o	•																		•	•	•	o	o	•	•	o	•	
Semi-Rural 2 (SR-2)	o						o	•	o	o					o			o	o									•	•	•	o	o	•	•	o	•	
Semi-Rural 4 (SR-4)	o						o	•	o	o					o			o	o									•	•	•	o	o	•	•	o	•	
Semi-Rural 10 (SR-10)							o	•	o	o					o			o	o									•	•	•	o	o	•	•	o	•	
Rural Lands																																					
Rural Lands 20 (RL-20)							•	o							o			o	o									•	•	•	o	o	•	•	o	•	
Rural Lands 40 (RL-40)							•	o							o			o	o									•	•	•	o	o	•	•	o	•	
Rural Lands 80 (RL-80)							•	o							o			o	o									•	•	•	o	o	•	•	o	•	
Commercial																																					
General Commercial (C-1)										•	o	•	•	•	•	o	o	o	•	•	•								•	•	•	•	•	•	•	•	
Office Professional (C-2)										•	o	o	o	o	o	o	o	o	o	o	o	•							•	•	•	•	•	•	•	•	•
Neighborhood Commercial (C-3)								o		•	o	•	o	o	o	o	o	o	o	o	o								•	•	•	•	•	•	•	•	•
Rural Commercial (C-4)								o		o	o	•	o	o	o	o	o	•	•	•	o							o		•	•	•	•	•	•	•	•
Village Core Mixed Use (C-5)					o		o			•	•	•	•	•	•	•	•	o	•	o	•	o	o					•	•	•	•	•	•	•	•	•	•
Industrial																																					
Limited Impact Industrial (I-1)															o	o	o	o					•	•	o				•	o	•	•	•	•	•	•	
Medium Impact Industrial (I-2)															o	•	•	•					o	•	•	•	o		o	o	•	•	•	•	•	•	
High Impact Industrial (I-3)															o	o	o	o						o	•	•	•		o	o	•	•	•	•	•	•	•
Other																																					
Public Agency Lands	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Specific Plan Area (SPA)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Public/Semi-Public Facilities (P/SP)	o				o	o	o		o															o	o			•	•	•	o	•	•	•	•	•	•
Open Space-Conservation (OS-C)																												o	o	•			•	•	o	•	•
Open Space-Recreation (OS-R)						o	o																					o	o	•			•	•	o	•	•

MATRIX LEGEND: • Consistent Use Regulation, o Special Circumstances

4005 REQUIRED DEVELOPMENT REGULATIONS.

Development Regulations shall be required for every zone within San Diego County except for the Village Zones. Development Regulations shall be represented by Development Designators which, together with a Use Designator, as specified in Section 2000 through Section 2999, inclusive; an Animal Designator, as specified in Section 3000 through 3999, inclusive; and any Special Area Designator, as specified in Section 5000 through Section 5999, inclusive; shall describe a zone which conveys regulations of uses, buildings and other structures within San Diego County. Development Regulations for Village Zones shall be specified within Section 8000 et seq. of the Zoning Ordinance.

Section 4. Section 4008 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

4008 DEVELOPMENT DESIGNATORS.

All applications of the Development Regulations shall contain designators appropriate and auxiliary to the zone's Use Designator. When a designator is not included for the Development Regulations, a dash ("-") shall occupy the location normally occupied by the designator. The meaning of a dash ("-") shall be as specified in the appropriate regulations for each designator or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations. Where a blank space has been used it shall have the same meaning as a dash. Designators shall be included for Development Regulations in accordance with the following table.

Designators									
Zones	Density	Lot Size	Building Type	Maximum Floor Area	F.A.R	Height	Coverage	Setback	Usable Open Space
Residential	O	R	R	O	O	R	O	R	I
Commercial	O	O	R	O	O	R	O	R	I
Industrial	X	O	R	O	O	R	O	R	X
Agricultural	O	R	R	O	O	R	O	R	I
Special Use	O	O	O	O	O	O	O	O	I
Village	O	O	O	O	O	O	O	O	O

Key

- R = Required. Designator shall always be included within the Development Regulations except that the lot size designator is optional when zone contains "P" designator under Special Area Regulations.
- O = Optional. Designator may be included within the Development Regulations when deemed appropriate.
- X = Prohibited. Designator shall not be included within the Development Regulations.
- I = Designator shall be included within the Development Regulations when the multi-dwelling residential building type or the attached three to eight dwelling units residential building type is or may be permitted within the zone. (Refer to building type designator).

Section 5. Section 4205 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

4205 LOT AREA DESIGNATOR NOTATION.

Minimum lot area shall be indicated directly with square feet expressed in thousands, e.g., "6000" and "10,000" indicating 6,000 and 10,000 square feet respectively. Minimum lot area may be expressed as acres, e.g. 1 ac. and 1.5 ac. A dash ("-") shall indicate that there is no minimum lot area or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

Section 6. Section 4305 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

4305 BUILDING TYPE DESIGNATOR NOTATION.

Building type shall be indicated by a capital letter corresponding to one row of the Building Type Schedule at Section 4310 specifying the permitted building types. A dash ("-") shall indicate that none of the building types specified in Section 4310 are permitted or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

Section 7. Section 4405 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

4405 MAXIMUM FLOOR AREA DESIGNATOR NOTATION.

Maximum floor area permitted per building shall be indicated by an Arabic numeral, with square feet expressed in thousands, e.g., "2" and "4" indicating "2,000" and "4,000" square feet, respectively; and hundreds expressed as a decimal fraction, e.g., "2.5" and "4.2" indicating 2,500 and 4,200 square feet, respectively. A dash ("-") shall indicate that permitted floor area is not regulated except as may otherwise be limited by required setbacks and height restrictions or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

Section 8. Section 4505 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

4505 FLOOR-AREA RATIO DESIGNATOR NOTATION.

Floor-area ratio shall be indicated by an Arabic numeral indicating the actual maximum permitted floor-area ratio. A dash ("-") shall indicate that floor-area ratio is not regulated by this ordinance except as may otherwise be limited by required setbacks and height restrictions or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations. However, a floor-area ratio pursuant to the Land Use Element of the General Plan may be applicable to a property.

Section 9. Section 4605 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

4605 HEIGHT DESIGNATOR NOTATION

Height shall be indicated by a capital letter corresponding to one row of the Height Schedule at Section 4610 specifying the maximum permitted height of buildings and other structures measured in feet and numbers of stories. A dash ("-") shall indicate that there is no height limit, and may be used only where a dash has been used for the Building Type designator or that

when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

Section 10. Section 4605 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

4705 COVERAGE DESIGNATOR NOTATION.

Coverage shall be indicated by either or both of the following, of which the most restrictive applies:

1. An Arabic numeral specifying as a decimal fraction the actual maximum portion of a lot or building site which may be covered by all buildings located on such lot or building site.
2. An Arabic numeral specifying as a whole number the actual maximum area in square feet which may be covered by all buildings located on such lot or building site.

A dash ("-") shall indicate that maximum coverage of the lot or building site, in either square feet or portion of the lot, is not regulated except as may otherwise be limited by required setbacks designator or that when used in conjunction with a Village Zone regulations shall be specified in the applicable Village Zone Development Regulations.

Section 11. Section 4805 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

4805 SETBACK DESIGNATOR NOTATION.

Setbacks shall be indicated by a capital letter corresponding to one row of the Setback Schedule at Section 4810 specifying the minimum dimensions of the front, side, and rear yard setbacks. A dash ("-") shall indicate that there are no setbacks required for the property, and may be used only where a dash has been used for the Building Type designator or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

Section 12. Section 4905 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

4905 USABLE OPEN SPACE DESIGNATOR NOTATION.

Usable open space shall be indicated by a capital letter corresponding to one row of the Usable Open Space Schedule at Section 4910 specifying the minimum square feet of private and group usable open space for each dwelling unit in a residential development with three or more dwelling units per lot or building site. A dash ("-") shall indicate that there is no useable open space requirement or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

Section 13. Section 5754 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

5754 DESIGNATED AREA.

An area that has been identified by the application of a Community Design Review Area Designator shall be known as a designated area for the purposes of these regulations. Designated areas shall be subject to the Community Design Review Area Regulations of

Section 5750 through 5799 inclusive. In addition, property subject to the Village 1 (FB-V1), Village 2 (FB-V2), Village 3 (FB-V3), Village 4 (FB-V4), or Village 5 (FB-V5) Zones in the community of Fallbrook shall be subject to these regulations, to the Fallbrook Design Guidelines, and to the Fallbrook Design Review Checklist.

In addition, property located within the Ramona Village Center Area, Village 1 (RM-V1), Village 2 (RM-V2), Village 3 (RM-V3), Village 4 (RM-V4), Village 5 (RM-V5), or Civic (RM-CD) Zones in the community of Ramona shall be subject to these regulations, to the Ramona Village Plan, and to the Ramona Village Plan Design Review Checklist.

Property located within the Alpine Village Core Area, Core (AL-V2), Edge (AL-V1), or Civic (AL-CD) Zones in the community of Alpine shall also be subject to these regulations, to the Alpine Village Plan, and to the Alpine Village Plan Design Review Checklist.

Section 14. Section 5799 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

5799 COMMUNITY DESIGN REVIEW AREAS.

- a. Applicability. The requirements of Section 5750 through 5799, inclusive, apply to the areas that are designated Design Review Areas (Special Area Designator "B"), and to that property within the community of Fallbrook to which the Village 1 (FB-V1), Village 2 (FB-V2), Village 3 (FB-V3), Village 4 (FB-V4), or Village 5 (FB-V5) Zone has been applied and to area within the community of Ramona for which the Village 1 (RM-V1), Village 2 (RM-V2), Village 3 (RM-V3), Village 4 (RM-V4), Village 5 (RM-V5), or Civic (RM-CD) Zones has been applied; and to area within the community of Alpine for which the Core (AL-V2), Edge (AL-V1), or Civic (AL-CD) Zones has been applied. (See Section 8000)
- b. Design Criteria. Site Plan permits and concurrent applications shall conform to criteria set forth in the applicable Design Guidelines Manual approved by the Board of Supervisors.
- c. Design Review Boards. Site Plan permits concerning property within designated Design Review Areas shall be referred to the Community's Design Review Board for recommendation, if such a board exists for the area. The Design Review Board shall advise the Director as to the Site Plan permit's conformance with the Community's Design Guidelines Manual. The Review Board's evaluation shall be limited to the design guidelines set forth in the manual, and the Review Board shall cite the specific guideline(s) in instances where a project may be inconsistent with the adopted design manual. The Director may consider the input of the applicable planning or sponsor group in areas where no design review board exists.

Section 15. Section 6263 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

6263 FREESTANDING SIGNS.

- a. Number Permitted.

1. Premises having a minimum of 50 feet of frontage may be permitted one freestanding sign for each street frontage. Premises having a frontage of 250 feet or more along the same street may have one additional freestanding sign, except that an adult entertainment establishment shall be limited to one freestanding sign for each street frontage.
 2. Where two (2) freestanding signs are permitted on a frontage, the allowable area may be combined into one sign, provided the area does not exceed a maximum area of 200 square feet.
 3. One freestanding freeway-oriented sign may be substituted for one permitted freestanding sign, except that an adult entertainment establishment shall not substitute a freeway-oriented sign.
 4. One sign to identify freeway service facilities is permitted such an establishment as provided by the following subsection (c)(2).
- b. Area.
1. The area of a freestanding sign shall not exceed 1.25 square feet for each linear foot of street frontage, provided the area does not exceed 175 square feet, except that the area of a freestanding sign in conjunction with an adult entertainment establishment shall not exceed 10 feet in height or width and a total of 100 square feet.
 2. The maximum area of a freeway oriented sign shall not exceed 300 square feet.
- c. Height.
1. A freestanding sign shall not exceed a height measured from the ground of:
 - i. Eight feet in zones within the California Coastal Zone except that freeway oriented signs shall be subject to the hereinafter specified height limits pertaining to such signs;
 - ii. Twenty feet in zones subject to the Scenic Area and Historic/Archaeological Landmark and District Regulations;
 - iii. Twenty-five feet in any zone subject to the C34, C35, C36, C40, C42, C44, M50 and M52 Use Regulations; or
 - iv. Thirty-five feet in any zone subject to the C37, C38, M54 and M58 Use Regulations.
 - v. Six feet in Fallbrook Village Zones FB-V1, FB-V2, FB-V3, FB-V4 and FB-V5.
 2. A freeway-oriented sign may be increased 10 feet above the height specified in paragraph 1 above.

- d. Clearance. A freestanding sign that projects above a driveway, parking lot aisle or parking space, shall maintain a clearance of 8 feet. A clearance less than 16 feet, shall be clearly labeled at the bottom of each sign face.
- e. Projection Over Roof. Any freestanding sign that projects over the roof of a building shall be considered a roof sign for the purpose of establishing the allowable area and shall be subject to the area standards specified in Section 6266.

Section 16. Sections 8000 through 8600 of the San Diego County Zoning Ordinance is hereby amended and renumbered to read as follows:

PART EIGHT: VILLAGE REGULATIONS

GENERAL PROVISIONS

8000 GENERAL INTENT

The Village Regulations apply to the village areas within the County in which specific development regulations have been developed to achieve a community's vision of how its village areas, because of the unique mix of higher density housing and higher intensity commercial uses, will look and function in the future to ultimately result in revitalizing the village and providing an economic benefit by increasing use of the village area by residents and visitors. Further, the Village Regulations are intended to preserve and promote the village character while creating a pedestrian-friendly environment for residents, business owners and visitors.

8001 FALLBROOK VILLAGE REGULATIONS

The Fallbrook Village Regulations apply to the village area of Fallbrook's business district and are intended to preserve and promote the village character while creating a pedestrian-friendly environment for residents, business owners and visitors. These regulations are also intended to encourage continuation and growth of the established character as an art center where fine art is displayed, sold, manufactured and taught.

If specific regulations are not addressed in the Fallbrook Village Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.

FB-V1 FALLBROOK VILLAGE 1 ZONE

8100 INTENT

The Village 1 (FB-V1) Zone is intended to encourage the retention and attraction of businesses compatible with a primarily retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use. Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

8102 PERMITTED USES

The following use types are permitted by the FB-V1 Zone:

- a. Civic Use Types.

Administrative Services
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Lodge, Fraternal and Civic Assembly
Minor Impact Utilities
Parking Services
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales: Horticultural Sales
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Business Support Services
Communications Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services, General
Repair Services, Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

8103 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V1 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential – Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for commercial purposes.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

8105 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V1 Zone upon issuance of a Major Use Permit:

a. Commercial Use Types.

Research Services

8120 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V1 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the Village 1 Zone.

A maximum of 24 dwelling units per acre as a secondary use only.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V1 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V1 Zone.

2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V1 Zone.

Buildings shall have a maximum height of 35 feet.

Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V1 Zone should maintain a continuous building façade and buildings shall maintain a zero front yard and exterior side yard setback along Main Street and adjacent side streets.

Front:	0 feet from lot line (mandatory)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (mandatory)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section

6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook FB-V1 Zone Parking Regulations.

2. Parking Services

3. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V1 Zone shall be included in the definition of "Commercial Zones."

n. On-Premise Sign Regulations

All property with the FB-V1 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

8130 PARKING REGULATIONS

a. Purpose And Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the FB-1 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements

All of the FB-V1 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761).

In the FB-V1 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.

[c. through f. no changes]

FB-V2 FALLBROOK VILLAGE 2 ZONE

8200 INTENT

The FB-V2 Zone is intended to provide a buffer between the retail oriented FB-V1 Zone and the heavier uses allowed in the FB-V3 Zone. The FB-V2 Zone allows all the uses permitted in the FB-V1 Zone in addition to more intensive civic and automobile-service oriented uses. Unlike the FB-V1 Zone, residential uses are permitted as co-principal uses subject to limitations. Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

8202 PERMITTED USES

The following use types are permitted by the FB-V2 Zone:

a. Civic Use Types.

Administrative Services
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Law Enforcement Services
Lodge, Fraternal and Civic Assembly
Minor Impact Utilities
Parking Services
Religious Assembly
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales: Horticultural Sales
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Business Support Services
Communications Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services, General
Repair Services, Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

8203 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V2 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential

Limited to dwellings that are located in conjunction with a second principal use that is primarily used for business purposes within or on the same structure, lot or parcel. All residential uses in the FB-V2 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the FB-V2 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.

2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
 - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
 - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
 - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
 - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
 - e) Location and treatment of important drainage ways, including underground drainage systems;
 - f) Proposed grading and removal of natural materials, including finished topography of the site;
 - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.

3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
 - a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
 - b) Impacts to be addressed shall include noise, odors, lighting, air quality, visual quality and vibration.
 - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.
 - d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.

- e) Lighting of the business use shall not excessively spill over into the residential use.
4. Site Plan Permit Exemption. An exemption from the Site Plan permit requirement of Section 8203.a.1 may be granted by the Director under either of the following circumstances:
- a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8203.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan permit exemption recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Site Plan permit exemption requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.
 - b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans pertinent to the criteria listed in Section 8203.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to dry-cleaning plants and laundries that provide retail services only, use only non-flammable solvents and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8204.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 20 cubic feet and equipment to 25 horsepower at any one time.

8204 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the FB-V2 Zone upon issuance of a Minor Use Permit:

a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

8205 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V2 Zone upon issuance of a Major Use Permit:

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Research Services

8220 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V2 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the Fallbrook Village 2 Zone.

A maximum of 24 dwelling units per acre as a co-primary or secondary use only.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V2 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V2 Zone.

1.5 (the floor area of all buildings on-site may not exceed 1.5 times the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V2 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V2 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulation. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front: 0 feet from lot line (permitted)
Side, Interior: 0 feet from lot line (permitted)
Side, Exterior: 0 feet from lot line (permitted)
Rear: 0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8230.d. of the Fallbrook Village 2 Zone Parking Regulations.
2. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook Village Parking Regulations.
3. Parking Services
4. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V2 Zone shall be included in the definition of "Residential Zones."

n. On-Premise Sign Regulations

All property with the FB-V2 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

8230 PARKING REGULATIONS

a. Purpose And Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district, consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Fallbrook Village 2 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements

All of the FB-V2 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761).

In the FB-V2 Zone the number of spaces required by the Parking Schedules in Section 6758 through 6783 may be reduced up to 25%.

[c. through f. no changes]

FB-V3 FALLBROOK VILLAGE 3 ZONE

8300 INTENT

The Fallbrook Village 3 (FB-V3) Zone is intended to provide opportunities for clean industry and manufacturing, including art-making. The area is also intended to allow uses that support community businesses and provide basic goods and services that are needed by community residents. To this end, in addition to the uses allowed in the FB-V1 and FB-V2 Zones, the FB-V3 Zone allows manufacturing and other general industrial uses where all materials and activities are located indoors and meet standard noise, vibration and odor limitations. In addition, many of the more intensive service-oriented civic and commercial uses that are not allowed in the retail oriented FB-V1 and FB-V2 Zones are allowed in the FB-V3 Zone. Residential uses are allowed where it can be shown that the use is compatible with adjacent commercial and industrial uses. Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

8302 PERMITTED USES

The following use types are permitted by the FB-V3 Zone:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Religious Assembly

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales: Agricultural Sales
Agricultural and Horticultural Sales: Horticultural Sales
Agricultural Services
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Construction Sales and Services
Financial, Insurance and Real Estate Services
Funeral and Interment Services: Undertaking
Medical Services
Personal Services, General
Repair Services, Consumer
Research Services
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited
Wholesaling, Storage and Distribution: Light

c. Industrial Use Types.

General Industrial

d. Agricultural Use Types.

Packing and Processing: Winery

8303 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V3 Zone subject to the limitation stated after the use type.

a. Residential Use Types

Family Residential

All residential uses in the FB-V3 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for

use as a Family Residential Use Type in the FB-V3 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.

2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
 - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
 - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
 - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
 - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
 - e) Location and treatment of important drainage ways, including underground drainage systems;
 - f) Proposed grading and removal of natural materials, including finished topography of the site;
 - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
 - a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
 - b) Impacts to be addressed shall include noise, odors, air quality, lighting, visual quality and vibration.
 - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.
 - d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire

hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.

- e) Lighting of the business use shall not excessively spill over into the residential use.
4. Site Plan Permit Exemption. An exemption from the Site Plan permit process requirement of Section 8303.a.1 may be granted by the Director under either of the following circumstances:
- a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8303.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan permit exemption recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Site Plan permit exemption requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.
 - b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans pertinent to the criteria listed in Section 8303.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) – except that large animals are not allowed to be kept overnight unless required in preparation for or recovery from surgery

Automotive and Equipment: Cleaning – Not to exceed 4 self-serve stalls

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to dry-cleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8304.

Wholesaling, Storage and Distribution: Mini-Warehouses – The Mini-Warehouse Use may not occupy more than 50% of the building area. For the purposes of calculation, common areas including interior courtyards, restrooms and hallways would not be included. All storage units shall be accessed by an interior corridor and shall not be accessed externally. The Mini-Warehouse Use shall be located within a single building on the parcel.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 60 cubic feet and equipment to 40 horsepower at any one time.

8304 USES SUBJECT TO A MINOR USE PERMIT

a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

8305 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V3 Zone upon issuance of a Major Use Permit:

a. Civic Use Types.

Major Impact Services and Utilities

8320 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V3 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the V3 Zone.

A maximum of 24 dwelling units per acre.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V3 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

Maximum Floor Area

e. No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V3 Zone.

1.5 (the floor area of all buildings on-site may not exceed 1.5 times the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V3 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V3 Zone should maintain a

continuous building façade and buildings should maintain a zero front yard and exterior side yard setback. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulations. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 feet from lot line (permitted)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations:

1. Outdoor storage of irrigation equipment and other agricultural related activities, equipment and support services.
2. Operations involving the manufacturing and production of art, as well as the outdoor storage of art manufacturing and production equipment and supplies.
3. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8330.d. of the Fallbrook FB-V3 Zone Parking Regulations.
4. Automotive and Equipment: Sales/Rentals, Farm Equipment. Providing that the use complies with Section 8330.c.3 of the Fallbrook FB-V3 Zone Parking Regulations.
5. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply to the portions of the FB-V3 Zone in the Fallbrook

Special Parking District where the parking requirements shall be determined pursuant to the Fallbrook FB-V3 Zone Parking Regulations.

- 6. Parking Services
- 7. Automotive and Equipment: Parking
- m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V3 Zone shall be included in the definition of "Residential Zones."

On-Premise Sign Regulations

All property with the FB-V3 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

8330 PARKING REGULATIONS

a. Purpose and Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, a portion of the Fallbrook Village 3 Zone is located in the Fallbrook Special Parking District and all of the Fallbrook Village 3 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements

The portion of the FB-V3 Zone specified in Section 5761.b.1 is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761).

In the FB-V3 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.

[c. through f. no changes]

FB-V4 FALLBROOK VILLAGE 4 ZONE

8400 INTENT

The Village 4 (FB-V4) Zone is intended to encourage the retention and attraction of businesses compatible with a predominantly retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use. The FB-V4 Zone is similar to the FB-V1 Zone, but allows more automobile-oriented uses and allows a flexible front yard setback. Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

8402 PERMITTED USES

The following use types are permitted by the FB-V4 Zone:

a. Civic Use Types.

Administrative Services
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Lodge, Fraternal and Civic Assembly
Minor Impact Utilities
Parking Services
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales: Horticultural Sales
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Business Support Services
Communications Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services, General
Repair Services, Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

8403 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V4 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential - Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services - Not to exceed 1,500 square feet

Eating and Drinking Establishments - No drive-through

Food and Beverage Retail Sales - Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor - Not to exceed 2,000 square feet

Transient Habitation: Lodging - Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8404.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

8404 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the FB-V4 Zone upon issuance of a Minor Use Permit:

a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

8405 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V4 Zone upon issuance of a Major Use Permit:

a. Commercial Use Types.

Research Services

8420 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V4 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the FB-V4 Zone.

A maximum of 24 dwelling units per acre as a secondary use only.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V4 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V4 Zone.

2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V4 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V4 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback along Main Street and adjacent side streets.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 – 15 feet maximum from lot line (permitted up to a maximum of 15 feet)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Outdoor storage of irrigation equipment and other agricultural related activities, equipment and support services is permitted upon approval of a Site Plan through the Community Design Review Area Regulations process.
2. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8430 d.
3. Automotive and Equipment: Sales/Rentals, Farm Equipment. Providing that the use complies with Section 8430 d.
4. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation.
5. Parking Services
6. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V4 Zone shall be included in the definition of "Commercial Zones."

n. On-Premise Sign Regulations

All property with the FB-V4 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

8430 PARKING REGULATIONS

a. Purpose and Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Guidelines. To

achieve this purpose, all of the Fallbrook Village 4 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements

In the FB-V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.

c. Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the FB-V4 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.

[c. through f. no changes]

FB-V5 FALLBROOK VILLAGE 5 ZONE

8500 INTENT

The Fallbrook Village 5 (FB-V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the FB-V5 Zone. Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

8502 PERMITTED USES

The following use types are permitted by the FB-V5 Zone:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Administrative Services
Clinic Services
Cultural Exhibits and Library Services
Essential Services
Group Care
Minor Impact Utilities
Parking Services

c. Commercial Use Types.

Administrative and Professional Services
Business Support Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services, General

8503 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V5 Zone subject to the limitation stated after the use type.

a. Civic Use Types.

Child Care Center – 24 children or less

8505 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V5 Zone upon issuance of a Major Use Permit:

b. Commercial Use Types.

Eating and Drinking Establishments
Research Services
Transient Habitation: Lodging

8520 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V5 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the V5 Zone.

A maximum of 24 dwelling units per acre.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V5 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

No maximum floor area ratio.

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V5 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

Front:	50 feet from centerline of the street
Side, Interior:	5 feet from lot line
Side, Exterior:	35 feet from centerline of the street
Rear:	25 feet from lot line

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

8530 PARKING REGULATIONS

a. Purpose and Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance compatibility with the adjacent residential uses consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Fallbrook Village 5

Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements

In the FB-V5 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.

c. Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the FB-V5 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.

[d. through f. no changes]

USE MATRIX

8600 USE MATRIX

The Director shall prepare and cause to be inserted in copies of the Zoning Ordinance, an official Use Matrix which expresses in graphic form the Fallbrook Village Zone Regulations contained in Sections 8100 through 8500, inclusive.

FALLBROOK VILLAGE ZONE USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES	RESIDENTIAL										CIVIC										Use Regulations						
	1250	1260	1265	1275	1280	1300	See Fallbrook Village Regulations	1310	1315	1320	1325	1330	1332	1335	1340	1345	1346	1348	1360	1355		1360	1365	1370	1375	1380	
						</																					

FALLBROOK VILLAGE ZONE USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES COMMERCIAL (cont.)	USE REGULATIONS															FALLBROOK VILLAGE REGULATIONS			
	1400	See Fallbrook Village Regulations	1435	1440	1445	1450	1455	1460	1463	1464	1465	1470	1475	1480	1485		1490	1495	1500
Enclosed Semi-Enclosed																			
Open																			
Drive-In																			
Building Maintenance Services																			
Business Equipment Sales and Services																			
Business Support Services																			
Communications Services																			
Construction Services																			
Convenience Sales and Services																			
Consignee Sales and Services (See Sec. 6307)																			
Drug, Parapharmaceutical and Praxical Services																			
Food and Beverage Retail Sales and Beverage Establishments (See Sec. 6304)																			
Food and Beverage Retail Sales and Beverage Establishments (See Sec. 6304)																			
Funeral and Cremation Services																			
Gasoline Sales																			
Laundry Services																			
Medical Services																			

MATRIX LEGEND

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger
- 1-21 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- ± Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- [E] Exceptions to Enclosure Matrix (See Section 6814)
- △ Subject to Limitations in the Fallbrook Village Regulations

FALLBROOK VILLAGE ZONE USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES	COMMERCIAL (cont.)										INDUSTRIAL					Use Regulations		
	Enclosed/Semi-Enclosed	Open	Drive-In	Transient Habitation	a) Campground	b) Lodging	c) Resort	Wholesaling, Storage and Distribution	a) Mini Warehouse	b) Light	c) Heavy	Enclosed/Semi-Enclosed	Open	Custom Manufacturing	General Industrial		Heavy Industrial	
1400	See Fallbrook Village Regulations			1545			1560				1600	See Fallbrook Village Regulations		1610	1620	1630		
FALLBROOK VILLAGE REGULATIONS																		
FB-V1	●										●						FB-V1	Fallbrook Village 1
FB-V2	●										●						FB-V2	Fallbrook Village 2
FB-V3	●										●						FB-V3	Fallbrook Village 3
FB-V4	●										●						FB-V4	Fallbrook Village 4
FB-V5	●										●						FB-V5	Fallbrook Village 5

MATRIX LEGEND

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- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-21 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May Be Permitted (See Text of Use Regulations)
- Subject to Limitations (See Sections 2812 and 2818)
- E** Exceptions to Enclosure Matrix (See Section 6814)
- △ Subject to Limitations in the Fallbrook Village Regulations

Section 17. Section 8700 is hereby added to the San Diego County Zoning Ordinance to read as follows:

8700 RAMONA VILLAGE CENTER REGULATIONS

The Ramona Village Center Regulations apply to the area identified in the Ramona Community Plan as the Village Center and are intended to preserve and promote the character of Ramona while creating an automobile, bicycling, and pedestrian friendly environment for residents, business owners and visitors. These regulations are also intended to encourage the continuation and growth of the established equestrian and agricultural character of Ramona while promoting the economic development of the Ramona Village Center.

The Ramona Village Center Regulations, Sections 8700 through 8860 of the Zoning Ordinance are hereby referenced and contained under separate cover and are available at the Department of Planning & Development Services.

If specific regulations are not addressed in the Ramona Village Center Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.

Section 18. Section 8900 is hereby added to the San Diego County Zoning Ordinance to read as follows:

8900 ALPINE VILLAGE CORE REGULATIONS

The Alpine Village Core Regulations apply to the area identified in the Alpine Community Plan as the Village Core and are intended to preserve and promote the character of Alpine while creating an automobile, bicycling, and pedestrian friendly environment for residents, business owners and visitors. These regulations are also intended to encourage the continuation and growth of the established character of Alpine while promoting the economic development of the Alpine Village Core.

The Alpine Village Core Regulations, Sections 8870 through 8950 of the Zoning Ordinance are hereby referenced and contained under separate cover and are available at the Department of Planning & Development Services.

If specific regulations are not addressed in the Alpine Village Core Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.

Section 19. The Form Based Code for the Alpine Village Core and Ramona Village Center are hereby adopted as attached hereto as Exhibit A, and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Section 20. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the Daily Commerce, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 30th day of July, 2014.



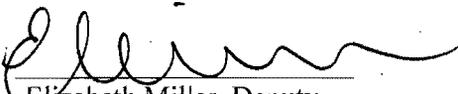
DIANNE JACOB
Chairwoman, Board of Supervisors
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Jacob, D. Roberts, R. Roberts
NOES: Horn

ATTEST my hand and the seal of the Board of Supervisors this 30th day of July, 2014.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By 
Elizabeth Miller, Deputy



Ordinance No. 10346 (N.S.)

07/30/14 (2)