

PART EIGHT: 8830 *Public Realm - Civic District*

8830 Public Realm: Civic District Design Standards

8831 Building Form and Land use

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8837 Parking

8840 Landscape

8843 Lighting

8845 Civic Space

8847 Stormwater Management

Table 7.0 Civic District Permitted uses

Table 7.1 civic district types

Map 6 - Paseo Civic district

Map 7 - Old Town Civic District

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Lots located within the CD - Civic District and /or require privately owned but publicly accessible space (Shared Civic Space) shall be subject to the requirements of this section.

8831 **Building Form and Land Use**

- a. Permitted Uses for Lots designated as CD are listed on Table 7.0.

8835 **Signage**

- a. Signage that is painted on the facade and/or routed or sandblasted into metal and/or wood shall be allowed.
- b. All other signage in Civic Spaces shall be allowed by Exception.

8837 **Parking**

- a. One (1) parking space per 2,000 sq ft of Civic Space.

8840 **Landscape**

- a. Pervious Paving materials should be used where possible for Civic Spaces, Driveways, and Parking Lots.
- b. Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.8 for Canopy Tree species and characteristics.
- c. Parking and landscaped areas shall utilize §8847 stormwater paving, channelling, storage and filtration techniques.
- d. Privately owned but publically accessible spaces (i.e. Shared Civic Space) provided internal to any private Lot shall be designed per Civic Space type characteristics outlined in Table 3.8.a-e.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Shrubs should be of medium size, low creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantana, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosporum, Photinia, Pyracantha, Rapiolopsis, Ribes, and Rhus species.

8843 **Lighting**

- a. Privately owned but publicly accessible spaces provided internal to any private Lot shall be designed to maintain the natural Dark Sky character of Ramona.
- b. No lighting level measured at the building Frontage Line shall exceed 1.0 foot-candle level.

8845 **Civic Space**

- a. Civic Spaces shall be designed as generally described on Table 7.1 and are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- b. Civic Space types shall be determined to be appropriate according to the highest abutting RM-V District as indicated on Maps 7 and Map 8.

8847 **Stormwater Management**

- a. Pervious ~~Pavements~~ Paving techniques shall ~~may~~ be allowed ~~used~~ in the first, second and third ~~all~~ Lot Layers (see Table 32.4.d).
- b. Pervious ~~Pavements~~ Paving techniques shall ~~may~~ be used where possible for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be ~~consistent with the guidance in the San Diego County BMP Design Manual~~ limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.
- d. Channelling facilities shall be allowed in the first, second and third Lot Layer.
- e. Channelling techniques shall be allowed and used to direct storm water primarily into storage and filtration areas. ~~Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.~~
- f. Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.
- g. Storage facilities shall be allowed in second and the third Lot Layers.
- h. Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water to the Santa Maria Creek Greenway.
- i. Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.
- j. Filtration facilities shall be allowed in the second and third Lot Layers.
- k. Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).
- l. Filtration facilities Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including shall be limited to Purification Biotope, Vegetation Purification Bed, Bio-Retention Swale, Tree Wells, Impervious Area Dispersion, Rain Garden and Green Roof(s), ~~Permeable Pavements, Rain Barrels, and Amended Soil.~~

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TABLE 7.0 CIVIC DISTRICT PERMITTED USES

CIVIC	
Green	R
Square	R
Plaza	R
Commercial Plaza	R
Playground	R
Pocket Park	R
Outdoor Auditorium	R
Library	A
Community Center and Facilities	R

TABLE 7.0 CIVIC DISTRICT PERMITTED USES (continued)

COMMUNITY SUPPORT	
Fire Station	R
Police Station	R
Post Office	R
Cemetery	A

R BY RIGHT

A BY EXCEPTION

TABLE 7.1 CIVIC SPACE TYPES


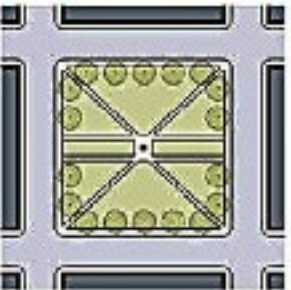
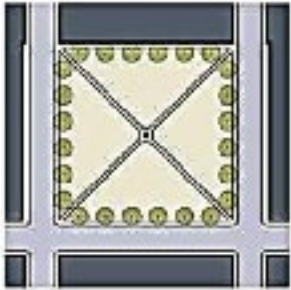



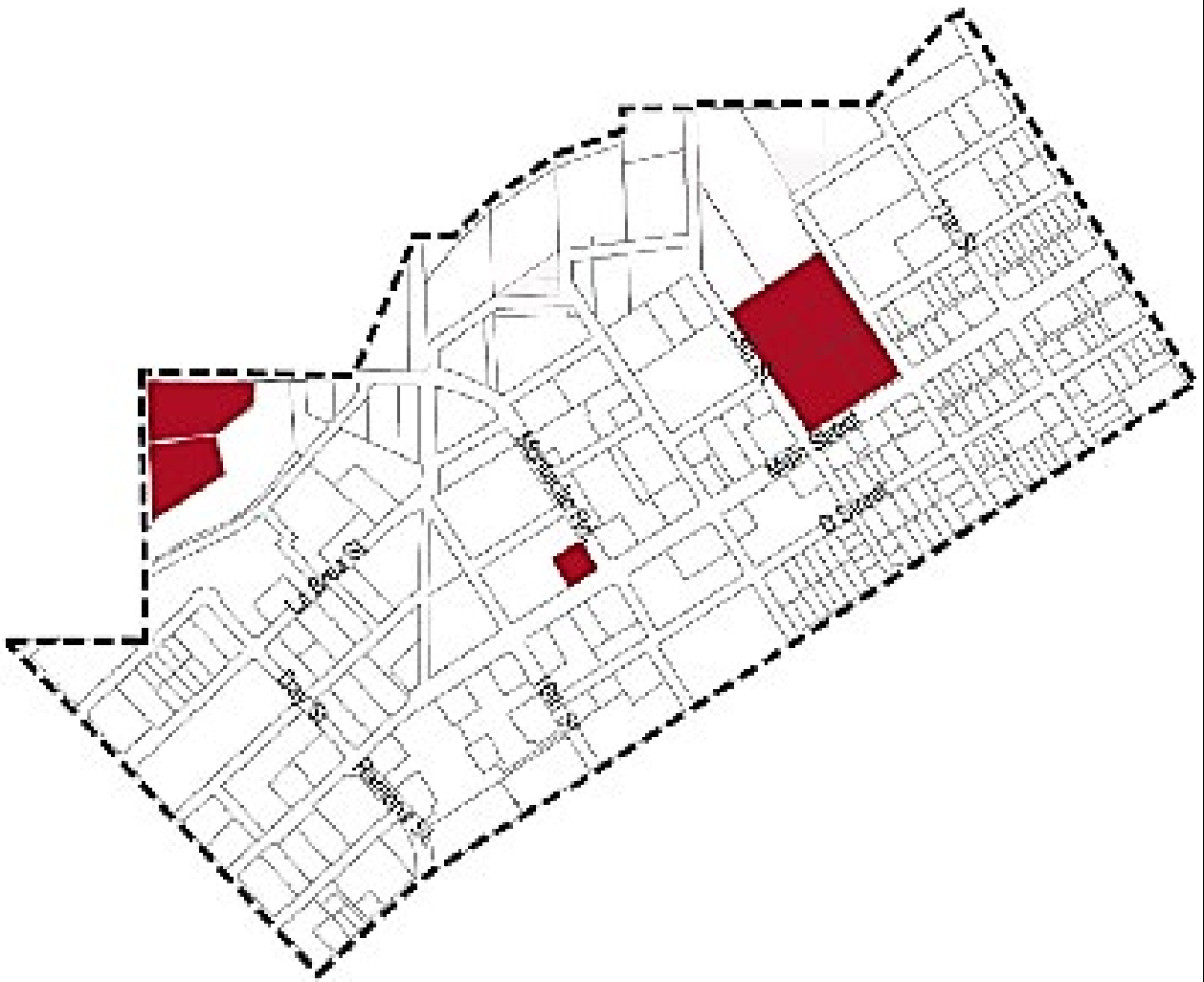
<p>a. Green</p> <p>An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, irregular disposition. Sections of a Green may be designed specifically for the recreation of children.</p>		V3 V4 V5
<p>b. Square</p> <p>An Open Space available for unstructured recreation and Civic purposes. A Square is free standing in the block pattern of a community, with Thoroughfares on all sides, and can have Civic, Commercial and Residential design characteristics in response to surrounding context. Landscape consists of formally disposed lawns, paths, and trees.</p>		V3 V4 V5
<p>c. Plaza</p> <p>An Open Space available for unstructured recreation and Civic purposes. Plazas are designed as part of a Block/Lot or located internal to a Block/Lot and spatially defined by surrounding buildings. Landscape consists primarily of hardscape and trees.</p>		V4 V5

TABLE 7.1 CIVIC SPACE TYPES (continued)

<p>d. Commercial Plaza</p> <p>A multi-purpose Open Space available for Civic purposes, Commercial activities and as flex parking space. The parking area is designed as a Plaza using permeable paving materials. A Commercial Plaza should be separated from adjacent Thoroughfares and spatially defined by a landscaped buffer including Street Trees.</p>		V4 V5
<p>e. Playground</p> <p>An Open Space available for unstructured recreation. A Playground provides play space for children and may be designed as stand alone spaces or a part of another Civic Space.</p>		V3 V4 V5
<p>f. Pocket Park</p> <p>An Open Space available for unstructured recreation. A pocket park provides greenery and a place to sit outdoors for adults and is typically located within a Block/Lot.</p>		V3 V4 V5



**Map 6 - Paseo Area
Zoning District Map**

- V1 - Natural District
- V2 - Rural District
- V3 - Edge District
- V4 - General District
- V5 - Center District
- CD - Civic District

