

# Alpine Village Core Form-Based Code



JULY 2013 DRAFT

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## PART EIGHT: 8870 *Alpine Village Core Regulations*

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### 8871 General Provisions

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 village character while creating a balanced 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 character of Alpine while promoting the economic development of the Alpine Village Core. The following General Provisions shall apply to the Alpine Village Core Regulations:

- a. Where the provisions of a section of the San Diego County Zoning Ordinance are in conflict with the requirements of this section, the requirements of this section shall apply.
- b. The diagrams and illustrations within this Section, unless specifically noted as advisory, are considered regulatory in nature and are legally binding.
- c. The definition of a term in this Section shall take precedence over definitions of the same term elsewhere in the San Diego County Zoning Ordinance.
- d. The term "shall" denotes a specific requirement, while the term "should" is intended to be a primary consideration incorporated into plans or accompanied with a clear rationale as to why its standards or specifics were not followed.

### 8872 Permitted Uses Determine the Site Plan Process

- a. A Site Plan permit is necessary to determine Zoning Ordinance conformance for San Diego County Department of Public Works to construct public thoroughfares, Department of General Services, and Department of Parks and Recreation to construct public Civic Spaces within the Alpine Village Core.
- b. A Site Plan permit is necessary to entitle new Land Uses on private Lots, owned by private land owner(s) or representatives of land owner(s), through either a ministerial or a discretionary review process within the Alpine Village Core.
- c. A Ministerial Site Plan permit is necessary to determine Design Standard conformance for any new building construction, Lot Subdivision, and/or a significant remodel that can be viewed from a thoroughfare.
- d. Existing buildings, built prior to June 1, 2013, are allowed "by Right" and not subject to Site Plan permit review.
- e. The Site Plan process, "by Right," "Major/Minor Use Permit," and/or "Variance," is determined by the proposed single or combination of Land Uses listed on Table AL-1.1 PERMITTED USE TYPES.
- f. Permitted Uses for Lots and buildings are listed on Table AL-1.1 PERMITTED USE TYPES.
  - i. Uses permitted "by Right" are permitted without the requirement for a discretionary use permit but are subject to all other applicable regulations.
  - ii. Uses permitted "by Administrative Permit" require the submission and approval of an Administrative Permit application subject to the regulations of §7050-7099 ADMINISTRATIVE PERMIT PROCEDURE of the San Diego County Zoning Ordinance.
  - iii. Uses permitted "by Minor Use Permit" require the submission and approval of a Minor Use Permit application subject to the regulations of §7350-7399 USE PERMIT PROCEDURE of the San Diego County Zoning Ordinance.
  - iv. Uses permitted "by Major Use Permit" require the submission and approval of a Major Use Permit application subject to the regulations of §7350-7399 USE PERMIT PROCEDURE of the San Diego County Zoning Ordinance.

### 8873 Site Plan Permit Requirements

- a. A Building permit shall not be issued for development or redevelopment on a private lot prior to the submittal and approval of a Site Plan, in compliance with the standards of this Section and subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the San Diego County Zoning Ordinance unless an exception to the site plan is granted pursuant to Site Plan Permit Exceptions of §8874.
- b. A Site Plan submitted under this Section shall be prepared by the land owner or a representative of the land owner, and shall be approved administratively by the County of San Diego Planning & Development Services (PDS) Director subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the San Diego County Zoning Ordinance.
- c. The following mapping requirements are in addition to §8873.b Site Plan submittal procedures:
  - i. One (1) Site Plan submittal map shall include the proposed Lots and Building(s) to-scale and centered in plain view with all surrounding property lines, easements, thoroughfares, building footprints, and primary building frontages that illustrate primary building entrances for 300 feet.
  - ii. One (1) Site Plan submittal map shall include a to-scale elevation graphic illustrating the primary building frontage of the subject property with its adjacent existing building frontages for 150 feet along all sides of the proposed building and site.
  - iii. One (1) Site Plan submittal map shall include a to-scale and detailed Landscape Plans of the subject property with its adjacent existing building frontages for 150 feet along all sides of the proposed building and site.

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- d. An existing building that does not conform to the provisions of this Section is considered non-conforming and may be continued in such Use until a Site Plan Permit is requested, at which time the provisions of this Section shall apply.

### 8874 **Site Plan Permit Process Exceptions**

The Director under any of the following circumstances may grant an Exemption from the Site Plan Permit requirement of §8872:

- a. Existing Permit Exemption. All of the purposes and requirements of the Site Plan permit process have been fulfilled by an existing approved discretionary permit.
- b. Concurrent Permit Exemption. All of the purposes and requirements of the Site Plan permit process will be fulfilled by a concurrent discretionary permit that will be reviewed by the Alpine Community Planning Group (ACPG).
- c. Minor Project Exemption. The Director determines that a proposed project is minor in nature, as defined in §7156(b), and that subjecting it to the Site Plan review process would not materially contribute to the attainment of the community design objectives and guidelines as set forth in this Section. In making a decision on such Site Plan permit exemption, due consideration shall be given to the recommendation of the ACPG. Such recommendation shall be in writing, signed by the Chairperson or other member of the ACPG who has been authorized by the Chairperson to sign Site Plan permit exemption requests, and shall be accompanied by a copy of the project plans upon which the recommendation was based.
- d. Design Review Checklist Exemption. The Director determines that the project complies with the standards set forth in the Design Review Checklist. In making a decision on such Site Plan permit exemption, due consideration shall be given to the recommendation of the ACPG. Such recommendation shall be in writing, signed by the Chairperson or other authorized member of the AD and shall be accompanied by a copy of the Alpine Village Core Design Review Checklist and stamped project plans upon which the recommendation was based.
- e. A request for a Site Plan permit(s) exemption based on compliance with subsections §8874c) and §8874(d) shall be transmitted by the Director to the ACPG and ADRB. If the Director does not receive an ACPG and ADRB recommendation within 30 working days, such as an approval, denial, or reasonable time extension request, following the ACPG and ADRB's initial application submission the Director may make a decision without the ACPG and ADRB's recommendation.
- f. 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, beyond the allowances of §7609, Minor Deviations pertinent to the Alpine Village Core Regulations, such as materials, colors, architectural details, landscaping, and site design, shall be permitted without prior recommendation of the appropriate ACPG, ADRB, and approval of the Director.

### 8875 **Exceptions**

An Exception to the requirements of this Section may be granted in the following manner:

- a. A request for Exception shall only be permitted as specifically indicated in this Section.
- b. An exception to the requirements of this section may only be processed in conjunction with a Site Plan permit subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the San Diego County Zoning Ordinance as part of the Site Plan permit application, the applicant shall provide the following:
  - i. Specific Exception(s) requested to include a citation from this Section as to why the Exception is being sought.
  - ii. Maps, text, drawings, and/or statistical data related to the requested Exception(s).
- c. No Exception shall be approved unless the PDS finds the approval would:
  - i. Be consistent with §8881 General Intent.
  - ii. Be consistent with the goals, objectives, and policies of the Alpine Community Plan.
  - iii. And be consistent with the goals, objectives, and policies of the San Diego County General Plan.
- d. Any decision regarding an approval or denial of Exception shall state, in writing, the reasons for the approval or denial.
- e. If the Planning Director denies any requested Exception, the applicant may appeal the decision to the Planning Commission subject to the regulations of §7200-7249 ADMINISTRATIVE APPEAL PROCEDURE of the San Diego County Zoning Ordinance.

### 8876 **Pre-Submittal Sequence to Determine Private Development Application Entitlement Process:**

The following steps are general steps for a potential applicant to following prior to applying for a development permit in the Alpine Village Core (AL-V) Area:

- a. The Site Plan application process is only for new or amended Land Uses and related new Building(s) construction and/or Significant Building(s) Remodel (§8872.d.). Existing Land Uses and Buildings are allowed to operate "by Right" and without Site Plan review (§8872.c.).
- b. Identify the project area's location in the Alpine Village Core Zoning Districts (Map AL-1) (§8880), and;

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- c. Locate the project's development regulations in the AL-V Zoning Districts (Map AL-1) V1-Core, V2-Edge, CD-Civic in Tables §8890-8930, and;
- d. Identify the existing and proposed Permitted Land Uses (Table AL-1.0) to determine the necessary development application process, such as "by-Right" Ministerial process, Major/Minor Use Permit, and/or Variance process. This is a key decision point for the applicant prior to submission of a formal Site Plan process application.
- e. Determine the project's Parking Requirements (Tables AL-2.2 and AL-2.3) per the Land Uses (Table AL-1.0) and Zoning Districts, and;
- f. Calculate if the Lot's Parking Requirements per the proposed Land Use meet requirements within the Development Standards (§8890-8930), and;
- g. Calculate if the proposed project's Parking Requirements fit within the Lot's AL-V Zoning District development standards. This calculation of Parking Requirements in relationship to the Lot's Development Standards (refer to Lot Layers, Setbacks, and Access) parking area will determine if the proposed development project is in 'by-Right' conformance and eligible for a Ministerial or Administrative decision-making process.
- h. Determine if the project needs a "Major/Minor Use" permit due to the proposed Land Use and/or a Variance due to Parking Requirement and Lot size constraints, then the project must proceed with a Discretionary process defined by San Diego County Zoning Ordinance section §7150-7199 SITE PLAN REVIEW PROCEDURES. This is a key decision point for the applicant prior to submission of a formal Site Plan process application.
  - i. Prior to a formal submittal, an applicant is highly encouraged to arrange a Pre-Application meeting with Pre-Application Committee(s) from the ACPG to review Zoning District requirements (reviewing §8880 only and §8890 – 8940 if a County entity are making an application), ADRB (reviewing §8890-8940 only), and County DPDS staff (entire code) in order to clearly understand expectations. This is a key decision point for the applicant prior to submission of a formal Site Plan Ministerial process application.
- i. It is expected that during an applicant's initial due diligence and after Pre-Application meetings, the proposed project design may be modified in order to qualify for the Site Plan Ministerial process, and;
- j. Review and calculate the Thoroughfare (Map AL-5) §8940 to understand the public frontage improvement requirements, such as street trees, street lights, sidewalks, landscape strip, and bike facilities that will apply to the project's development impact fees as required by San Diego County Public Works, and;
- k. Once the permitting process for the propose project is determined by the applicant, the applicant shall submit completed application forms, plans and fees as required by §8873 to the San Diego County DPDS Zoning Ordinance division to initiate the Alpine Village Core Site Plan process.

### 8877 Site Plan Ministerial Process

STEP ONE PRE-APPLICATION MEETING: Initial Project Review with County and Community.

Authority:

1. Department of Planning & Development Services (PDS) Zoning Intake Staff
2. ACPG and ADRB

Actions:

1. PDS provides guidance for application.
2. ACPG provides guidance for application
3. ADRB provides guidance for application

Timetable: 45 days of applicant making appointment with PDS and ACPG

Item Granted: Submit Site Plan Application Step 1

STEP TWO: Site Plan Completeness Check.

Authority: PDS

Actions:

1. PDS reviews Site Plan application and checklist for completeness of;
2. If complete, PDS forwards the site plan application and checklist to the ACPG for recommendations on §8880, 8890-8940 and ADRB for recommendations on §8890-8940.

Timetable: 10 working days after receipt of completed application and fees.

Items Granted: PDS forwards applications and checklists to ACPG and ADRB for Step 2 Review

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### STEP THREE: Community Planning Group and Design Review Board Review.

Authority: ACPG and ADRB

Actions: Review of site plan(s), checklist(s) with recommendations for approval/denial or time extension forwarded to the Director.

Timetable:

1. 30 working days of receipt of the application from the PDS
2. If no recommendation is forwarded to the Director within 30 working days, the Director may proceed with Step 3 without the recommendation of the Community Board

Items Granted: Recommendations for approval or denial

### STEP FOUR: Final Site Plan Review

Authority: PDS

Actions:

1. The Director shall consider any report and recommendation from the ACPG and ADRB.
2. Director shall consider site plan application subject to the regulations of §7150- 7199 SITE PLAN REVIEW PROCEDURES of the San Diego County Zoning Ordinance
3. After review the Director may:
  - ii. Approve the site plan
  - iii. Require changes or modifications for approval
  - iv. Deny the ministerial site plan – require discretionary review

Timetable: 30 working days. Required changes or modifications shall be re-submitted to Planning Director within 30 working days

Items Granted: Grant or Deny a Ministerial, Site Plan, Use or Building Permit. A Ministerial approval cannot be appealed

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# PART EIGHT: 8870 Alpine Village Core Regulations



## PART EIGHT: 8870 Alpine Village Core Regulations

TABLE AL-1.0 PERMITTED USE TYPES

RESIDENTIAL	AL-V1	AL-V2	AL-CD
Accessory Apartment	R		
Family Residential	R	R	R
Farm Labor Camps			
Group Residential	R	R	R
Mobile Home Residential		M	
COMMERCIAL	AL-V1	AL-V2	AL-CD
Administrative and Professional Services	R	R	R
Agricultural and Horticultural Sales			
Agricultural Sales	R	R	
Horticultural Sales	R	R	
Agricultural Services		R	
Animal Sales and Servicing			
Auctioning			
Grooming	R	A	
Stockyards			
Veterinary (Large Animals)	A	A	
Veterinary (Small Animals)	A	A	
Automotive and Equipment			
Cleaning	M	M	
Fleet Storage		M	
Parking	R	R	R
Repairs (Heavy Equipment)	m	m	
Repairs (Light Equipment)	R	A	
Sales/Rentals (Heavy Equipment)	m	m	
Sales/Rentals (Farm Equipment)	m	m	
Sales/Rentals (Light Equipment)	m	m	
Building Maintenance Services	R	A	
Business Equipment and Sales Services	R	A	
Business Support Services	R	R	
Communication Services	R	R	
Construction Sales and Personal Services	a	A	

R by Right  
A by Administrative Permit  
m by Minor Use Permit  
M by Major Use Permit

TABLE AL-1.0 PERMITTED USE TYPES

COMMERCIAL (continued)	AL-V1	AL-V2	AL-CD
Convenience Sales and Services	R	m	R
Cottage Industries	R	R	
Eating and Drinking Establishments	R	R	R
Financial, Insurance and Real Estate	R	R	R
Food and Beverage Retail Sales	R	m	
Funeral and Internment Services			
Cremating	M	M	
Interning	M	M	
Undertaking	A	A	
Gasoline Sales	M	M	M
Laundry Services	R	A	
Medical Services	R	R	R
Participant Sports and Recreation			
Indoor	R	A	A
Outdoor		A	R
Personal Services, General	R	R	R
Recycling Collection / Processing Facility	A	A	
Repair Services, Consumer	R	R	
Research Services	R	R	
Retail Sales			
General	R	R	R
Specialty	R	R	R
Scrap Operations		M	
Spectator Sport and Entertainment			
Limited	R	R	A
General	m	m	A
Swap Meets		M	
Transient Habitation			
Campground			
Lodging	R	R	A
Resort	m	m	
Wholesale Storage and Distribution			
Mini-Warehouse	m	m	
Light	A	A	
Heavy		M	

R by Right  
A by Administrative Permit  
m by Minor Use Permit  
M by Major Use Permit

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TABLE AL-1.0 PERMITTED USE TYPES

INDUSTRIAL	AL-V1	AL-V2	AL-CD
Custom Manufacturing	m	m	
General Industrial	m	m	
AGRICULTURAL	AL-V1	AL-V2	AL-CD
Horticulture			
Cultivation	R	R	R
Storage		R	
Tree Crops	R	R	R
Row and Field Crops	R	R	R
Packaging and Processing			
Limited			
General			
Support			
Winery	M	M	
Small Winery	A	A	
Boutique Winery	R	R	
Wholesale Limited Winery	R	R	
Agricultural Equipment Storage			
EXTRACTIVE	AL-V1	AL-V2	AL-CD
Mining and Processing			
Site Preparation	M	M	

R by Right  
A by Administrative Permit  
m by Minor Use Permit  
M by Major Use Permit

TABLE AL-1.0 PERMITTED USE TYPES

CIVIC	AL-V1	AL-V2	AL-CD
Administrative Services	R	R	A
Ambulance Services	R	R	A
Emergency Shelter	R	R	R
Clinic Services	R	R	R
Community Recreation	R	A	R
Cultural Exhibits and Library Services	R	R	R
Child Care Center	R	R	
Essential Services	R	R	R
Fire Protection Services	R	R	R
Group Care		R	
Law Enforcement Services	R	R	R
Lodge, Fraternal and Civic Assembly	R	R	R
Major Impact Services and Utilities	M	M	
Minor Impact Utilities	m	m	
Parking Services	M	M	
Postal Services	M	M	R
Religious Services and Assembly	R	R	
Gymnasium Facilities	R	R	R
Small Schools (50 or fewer students)	R	R	
CIVIC (SECTION 8400)	AL-V1	AL-V2	AL-CD
Close	R	R	R
Court	R	R	R
Green	R	R	R
Playground	R	A	R
Plaza	R	A	R
Plaza, Commercial	A	A	R
Pocket Park	R	R	R
Square	R	R	R

R by Right  
A by Administrative Permit  
m by Minor Use Permit  
M by Major Use Permit

PART EIGHT: 8870 Alpine Village Core Regulations

TABLE-AL1.1 SITE PLAN MINISTERIAL PROCESS

	PHASE	AUTHORITY	ACTIONS	TIMETABLE	ITEM GRANTED
	Site Plan Completeness Check	 Planning Director's Office	<ul style="list-style-type: none"> <li>• Planning &amp; Development Services (PDS) reviews site plan application and checklist for completeness</li> <li>• If complete, PDS forwards the site plan application and checklist to the Alpine Design Review Board for recommendation</li> </ul>	5 working days after receipt of completed application	Alpine Design Review Board (DRB)
	Community Board Review	 Alpine Design Review Board	<ul style="list-style-type: none"> <li>• Review of site plan and checklist and recommendation for approval/denial forwarded to the Director</li> <li>• Applicant may withdraw application</li> </ul>	<ul style="list-style-type: none"> <li>• 21 working days of receipt of the application from the Director's office</li> <li>• If no recommendation is forwarded within 45 working days, the Director may proceed with Step 3 without the recommendation of the Alpine DRB</li> </ul>	Recommendation for Approval or Denial
	Final Site Plan Review	 Planning Director's Office	<ul style="list-style-type: none"> <li>• The Director shall consider any report and recommendation from the Community Design Review Board</li> <li>• Director shall consider site plan application subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the San Diego County Zoning Ordinance</li> <li>• After review, the Director may:               <ol style="list-style-type: none"> <li>1. Approve the site plan</li> <li>2. Require changes or modifications for approval</li> <li>3. Deny the site plan (see Step Four)</li> </ol> </li> </ul>	35 working days	Administrative, Use or Building Permit [A Ministerial approval cannot be appealed]
 (if applicable)	Entitlement Approvals through a Discretionary Process	 San Diego County Planning Commission	See §7200-7249 ADMINISTRATIVE APPEAL PROCEDURE of the San Diego County Zoning Ordinance	See §7200-7249 ADMINISTRATIVE APPEAL PROCEDURE of the San Diego County Zoning Ordinance	See §7200-7249 ADMINISTRATIVE APPEAL PROCEDURE of the San Diego County Zoning Ordinance

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8881 General Intent

8882 Zoning Districts

8883 Lot

8884 Lots in Multiple Districts

Table AL-2.0 Lot Layer Summary

8885 Building Placement

8886 Building Height

8887 Building Design Standards

8888 Required Parking

Table AL-2.1 Required Parking

Table AL-2.2 Shared Parking Multiplier

## PART EIGHT: 8880 Alpine General Development Standards

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### 8881 General Intent

- a. Regulations on land and buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- b. Alpine Village Core Zoning Districts (AL-V1, AL-V2 and AL-CD) and the design of Thoroughfares are coordinated to establish distinct physical environments at the scale of the lot, block, street, and neighborhood.
- c. Distinct physical environments provide meaningful choices in living, working, shopping and recreating for citizens with differing physical, social, and emotional needs.
- d. Alpine Village Core Zoning Districts control physical development at the scale of the lot, coordinating the form and intensity.
- e. Provide access to daily needs within close proximity to dwellings is provided by permitting a mixture of land uses within Alpine's Village Core Zoning Districts and individual buildings so that residents may choose to live, work, shop, and play within walking distance to their home.
- f. Thoroughfares contribute to the health, safety, and general welfare of citizens. Design conflicts between vehicular and pedestrian movement shall be decided in favor of the pedestrian.

### 8882 Zoning Districts

- a. The following Village Core Zoning Districts are established under the provisions of this Section:
  - i. The Core District (AL-V1 §8890) consists of the most developed land and is primarily mixed-use in character. Shallow setbacks, high lot coverage, and multi-level buildings fronting onto Alpine Boulevard create a strong spatial definition of outdoor spaces along the Main Street.
  - ii. The Edge District (AL-V2 §8910) consists of moderately developed land that is generally residential in character, but permits an appropriate level of mixed use to transition between the Village Core and adjacent neighborhoods. Moderate setbacks and Lot coverage by buildings creates an increased sense of spatial definition.
  - iii. The Civic District (AL-CD §8930) consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking uses that serve as necessary components of any community's Village Core and Main Street.

### 8883 Lot

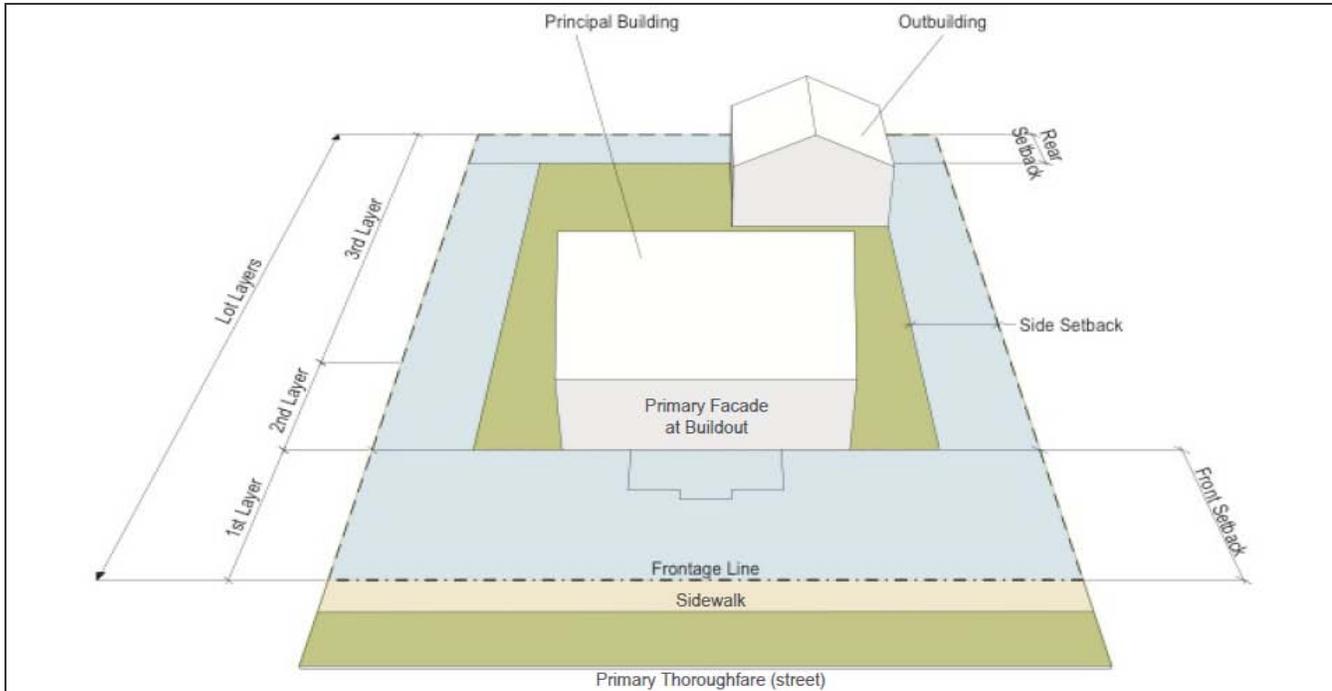
- a. Lot Lines abutting a Thoroughfare shall be known as a Frontage Line as per Table AL-2.0).
- b. Frontage Setbacks are measured from Property Lines, and not measured from Public Right-of-Way Center line(s).
- c. Lots with multiple Lot Lines abutting a Thoroughfare shall designate one Frontage Line as a Primary Frontage Line, with all remaining Frontage Lines designated as Secondary Frontage Line(s).
- d. Lot Width shall be calculated as the length of the Primary Frontage Line of a Lot, measured from side Lot Line to side Lot Line. (see Summary Tables for each AL-V-Zone)
- e. Where multiple Lots are aggregated under single ownership, the side Setbacks between assembled Lots may be eliminated.
- f. Lots shall be regulated according to three horizontal Layers as shown on Table AL-2.0 and according to the following guidelines:
  - i. First Layer - The area of a Lot from any Frontage Line to the Facade of the Primary Building.
  - ii. Second Layer - The area of a Lot set behind the first Layer to a depth of 8 feet.
  - iii. Third Layer - The area of a Lot set behind the second Layer and extending to the rear Lot Line.

### 8884 Lots in Multiple Districts

- a. Where a legal Lot has split zoning, the regulations for each separate district shall apply. Where an individual building is bisected by a split zone line within a legal lot, the more restrictive Use Regulations shall apply.

# PART EIGHT: 8880 Alpine General Development Standards

TABLE AL-2.0 LOT LAYER SUMMARY (SECTION 8883)



Primary Frontage Line	A Lot line bordering the primary access from the Public Frontage along a thoroughfare.
Secondary Frontage Line	Corner Lots have more than one Frontage Line. One Frontage Line is designated the Primary Frontage Line and all remaining Frontage Lines are designated as Secondary Frontage Lines.
Lot Width	The length of the Primary Frontage Line of a Lot.
First Layer	The area of a Lot from the Frontage Line to the Facade of the Principal Building.
Second Layer	The area of a Lot set behind the 1st Layer to a depth of 20 feet in all V-Zones.
Third Layer	The area of a Lot set behind the 2nd Layer and extending to the rear Lot Line.
Primary Front Setback	The area of a Lot measured from the Primary Frontage Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Secondary Front Setback	The area of a Lot measured from the Secondary Frontage Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Side Setback	The area of a Lot measured from any side Lot Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Rear Setback	The area of a Lot measured from a rear Lot Line to the nearest permissible location of a Principal Building or Outbuilding, excluding Encroachments.
Primary Building	The main building on a Lot.
Outbuilding	A building located toward the rear of a Lot such as a garage, carport, or workshop and may include an Accessory Unit.

## 8885 Building Placement

- a. Front, Side and Rear Setbacks control the spatial enclosure of Thoroughfares and Civic Spaces, and are coordinated by district according to §8881 Intent.
- b. Primary Building Facades shall be built parallel to the Frontage Line of a Lot or to the tangent of a curved Frontage Line of a Lot in order to ensure buildings face the street.
- c. Lot Coverage by buildings and impermeable surfaces shall be regulated as a percentage of each Lot's area.
- d. Primary Building Facades shall be built out along a minimum percentage of a Lot's Width, as specified for each Zoning District as a Facade Buildout abutting the Primary Frontage thoroughfare.

## PART EIGHT: 8880 Alpine General Development Standards

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### 8886 Building Height

- a. Permitted building heights shall be measured in number of Stories (floors) and maximum height as indicated for each district.
- b. Height limits do not apply to raised basements, masts, belfries, clock towers, chimney flutes, water tanks, or elevator bulkheads.
- c. Building Stories/Floors may not exceed 12 feet in height from floor to floor, except for a first floor Commercial use on Alpine Boulevard (AL-V1), which shall be a minimum of 12 feet with a maximum of 14 feet.
- d. Attics shall not exceed 12 feet in height.
- e. The vertical distance above the highest adjoining sidewalk to the highest point of the coping of a flat roof or to the average height of the highest gable of a pitched or hipped roof.

### 8887 Building Design Standards

- a. Required Fenestration shall be calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the facade for the story of a building under calculation.

### 8888 Required Parking

- a. Where feasible, all parking needs should be met on site.
- b. The minimum number of parking spaces required for each Use is specified on Table AL-2.1. Parking requirements shall only be adjusted as specifically indicated in this Section.
- c. The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided onsite, within the Lot. Off-site parking along the thoroughfare should be used for guests and visitors.
- d. For Lots with more than one Use (i.e. Shared-Use), the total number of parking spaces required may be adjusted by multiplying the total number of parking spaces required for all Uses as indicated on Table AL-2.2.
- e. Determination of required parking for Use combinations not listed on Table AL-2.2 shall be approved on a case-by-case basis through the Site Plan review process as referenced in §8873.
- f. The shared use parking multiplier may be used to reduce the total number of parking spaces required for combinations of Uses listed on Table AL-2.2 for shared parking spaces located internal as surface of structure parking to any Block.
- h. Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.

## PART EIGHT: 8880 Alpine General Development Standards

TABLE AL-2.1 REQUIRED VEHICULAR PARKING SPACES (SECT. 8888)

	AL-V1	AL-V2
<b>RESIDENTIAL</b>	1.5 / dwelling	1.5 / dwelling
<b>COMMERCIAL<sup>i</sup></b>	3.0 / 1000 sq. ft.	3.5 / 1000 sq. ft.
Automotive and Equipment	2.5 / 1000 sq. ft.	not applicable
Business Equipment and Sales Services	2.5 / 1000 sq. ft.	3.0 / 1000 sq. ft.
Medical Services	3.0 / 1000 sq. ft.	1.75 / bed capacity
Participant Sports and Recreation	1.0 / 5 total occupancy	not applicable
Spectator Sport and Recreation	not applicable	not applicable
Swap Meets	6.0 / 1000 sq. ft.	not applicable
Transient Habitation	1.0 / guest room	1.0 / 2 guest room
Wholesale Storage and Distribution	1.0 / 400 sq. ft.	1.0 / 500 sq. ft.
<b>CIVIC</b>	1.0 / 5 total occupancy	1.0 / 4 total occupancy
Clinical Services	1.5 / employee; 1.0 / exam room	1.0 / employee; 1.0 / exam room
Community Recreation	1.0 / 5 total occupancy	1.0 / 4 total occupancy
Child Care (and Small Schools)	1.0 / 400 sq. ft.	1.0 / 300 sq. ft.
Group Care	1.0 / 4 beds	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 5 total occupancy	1.0 / 4 total occupancy
Major Impact Services and Utilities <sup>ii</sup>	—	—
Elementary and Junior High	not applicable	not applicable
Senior High	1.0 / employee; 15 visitor spaces 1.0 / 3 11 <sup>th</sup> -12 <sup>th</sup> grade students 1.0 / employee	1.0 / employee; 15 visitor spaces 1.0 / 3 11 <sup>th</sup> -12 <sup>th</sup> grade students
College or University	1.0 / employee; 10 visitor spaces	not applicable
Other and Charitable	1.0 / employee; 0.5 / student	1.0 / employee; 1.0 / student
Religious Assembly	1.0 / 5 total occupancy	1.0 / 4 total occupancy
<b>INDUSTRIAL, AGRICULTURAL, EXTRACTIVE</b>	1 / 300 sq. ft	not applicable

Notes: i. Square footage shall be calculated as Gross Leasable Floor Space

ii. Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required

TABLE AL-2.2 SHARED-USE PARKING MULTIPLIER (SECT. 8888)

LAND USE A	LAND USE B	MULTIPLIER
RESIDENTIAL	+ Convenience Sales and Service + Eating and Drinking Establishment + Food and Beverage Retail Sales + Laundry Services + Personal Services, General + Repair Services, Consumer + Retail Sales (all types)	80%
RESIDENTIAL	+ Lodging	75%
RESIDENTIAL	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	70%
Convenience Sales and Services Eating and Drinking Establishments Food and Beverage Retail Sales Laundry Services Personal Services, General Repair Services, Consumer Retail Sales (All Types)	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	80%

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**8890 AL-V1 Core Zoning District**

Map AL-2 Village Core (V-1) Zoning District

8891 Lot

8892 Building and Land Use

8893 Parking and Storage

8894 Building Placement

8895 Building Height

8896 Stormwater Management

Table AL-3.0 Form Based Code

8897 Private Frontages

Table AL-3.1 Encroachment

8898 Sign

8899 Lighting

Table AL-3.2 Sign

8900 Fencing

8900 Landscape

Table AL-3.3 Fencing

8910 Building Design Standards

Table AL-3.4 Development Standards

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## **PART EIGHT: 8890 AL-V1 Core District**

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Lots located within the AL-V1 Core District (AL- V1) shall be subject to the requirements of this section.

**ATTENTION PRIVATE DEVELOPERS:** Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table AL-3.1). The construction improvement requirements (sidewalk, landscape, furnishings, street trees, etc.) and fees are based upon Lot Widths (§8891). These Public Frontage requirements are located in §8940 Public Thoroughfares Design Standards.

### **8891 Lot**

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 25 feet and a maximum width of 150 feet, measured at the Frontage Line (see Table AL-2.1).

### **8892 Building and Land Use**

- a. Permitted Uses for Lots designated as AL-V1 are listed on Table AL-1.0.
- b. Buildings may combine three (3) or more Uses.
- c. Existing Commercial Uses less than 3,000 square feet shall be exempt from parking space requirements.
- d. Outdoor cafe seating and sidewalk cafes shall be allowed on Commercial Use fronting onto Alpine Blvd, where feasible.

### **8893 Parking and Storage**

- a. All parking lots, garages and Parking Structures shall be located at the second and third Lot Layers as illustrated on Table AL-3.0.D.
- b. Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Lot Frontage.
- c. Open parking areas shall be masked from view at the Public Frontage by a Building, Fence, Landscaping, or Streetscreen, excluding pedestrian access and vehicular entrances.

### **8894 Building Placement**

- a. Buildings shall be set back in relation to the boundaries of their Lots as specified on Table AL-3.0.
- b. Lot coverage by buildings shall be a maximum of 80% of the Lot area.
- c. The Principal Entrance of any Primary Building shall be oriented towards the Frontage Line.
- d. Facade Buildout of Primary Building facades shall be a minimum of 60% at the Front Setback.

### **8895 Building Height**

- a. The maximum height of a Primary Building shall be up to two (2) floors and 35-feet maximum height as specified on Table AL-3.0.A.
- b. The maximum height of an Outbuilding shall be two (2) floors and 35-feet maximum height as specified on Table AL-3.0.

### **8896 Storm Water Management**

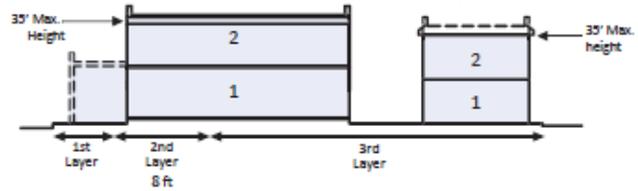
- a. Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table AL-2.1).
- b. Pervious Paving techniques shall be used where possible for Civic Spaces, Courtyards, Driveways, Forecourts, Parking Lots, and Patios.
- c. Pervious Paving materials shall be limited to large aggregate Concrete and Asphalt, Pea Gravel/ Washed Stone, or Stone Pavers.
- d. Channeling facilities shall be allowed in the first, second and third Lot Layer.
- e. Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.
- f. Channeling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.
- g. Storage facilities shall be allowed in the second and third Lot Layers (See Table AL-2.1).
- h. Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater 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 shall be limited to Purification Biotope, Vegetative Purification Bed, Bi-Retention Swale, Rain Garden and Green Roof(s).

# PART EIGHT: 8890 AL-V1 Core District

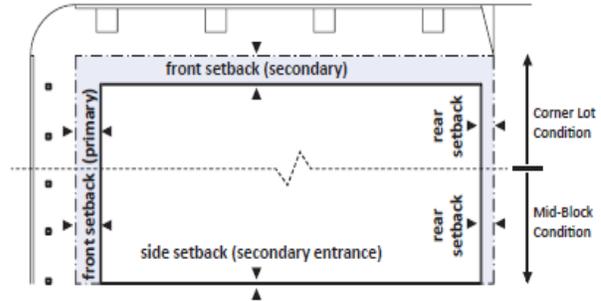
Table AL-3.0 AL-V1 SUMMARY TABLE

BUILDING PLACEMENT	
Principle Building	First / Second Lot Layer
Outbuilding	Second / Third Lot Lay
LOT OCCUPATION	
Lot Coverage	100% max.
Façade Building at Setback	80% min.
PRINCIPLE BUILDING SETBACKS	
Primary Front Setback (First Layer)	0 ft. min. 15 ft. max.
Secondary Front Setback (First Layer)	0 ft. min. 15 ft. max.
Side Setback	0 ft. min. 24 ft. max.
Rear Setback	3 ft. min.
OUTBUILDING SETBACKS	
Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.
BUILDING HEIGHT (STORIES)	
Principle Building	2 max.
Principle Building on Corner Lot	3 max.
Outbuilding	2 max.
ENCROACHMENTS	
i. Within Setback Encroachments	
<i>Open Porch</i>	Not permitted
<i>Balcony and/or Bay Window</i>	100% max.
<i>Stoop or Terrace</i>	100% max.
ii. Public Sidewalk Encroachments	
<i>Awning, Gallery, or Arcade</i>	100% max.
iii. Encroachment Depths	
<i>Porch</i>	Not permitted
<i>Gallery</i>	10 ft. min.
<i>Arcade</i>	12 ft. min.
PARKING LOCATION	
2 <sup>nd</sup> Layer	Not permitted
3 <sup>rd</sup> Layer	Permitted

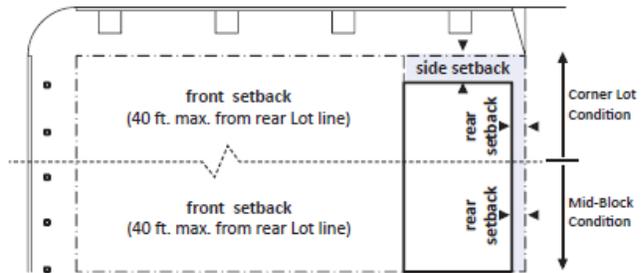
A. PRINCIPLE BUILDING AND OUTBUILDING HEIGHT DIAGRAM



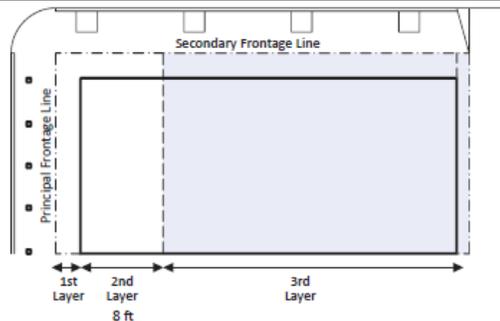
B. PRINCIPLE BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM



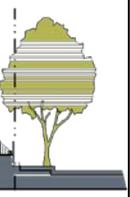
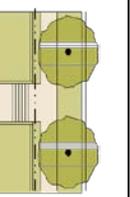
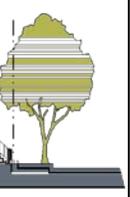
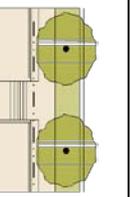
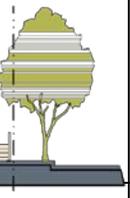
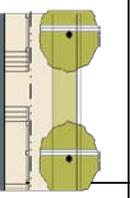
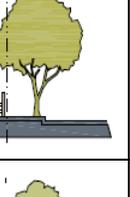
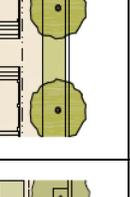
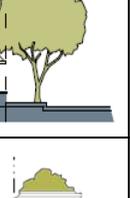
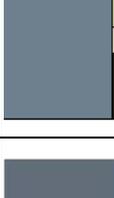
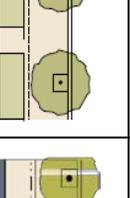
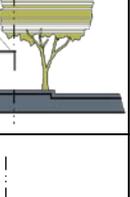
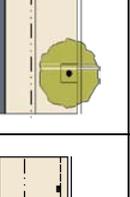
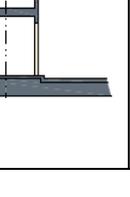
## PART EIGHT: 8890 AL-V1 Core District

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### 8897 Private Frontages

- a. Dooryards, Stoops, Terraces, Entry Planters, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer 100% of its depth as specified on Table AL-3.1.
- b. Awnings, Arcades, and Galleries may Encroach the Public Sidewalk Frontage 100% of its depth and shall clear the Sidewalk vertically by at least eight (8) feet as specified on Table AL-3.1.
- c. A first Story Residential and/or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Sidewalk with a Dooryard, Terrace, Stoop and/or Entry Planter Frontage Type (see Table AL-3.1).
- d. A first Story Commercial Use shall be at grade from the Sidewalk with an Entry Planter Frontage, Awning or Gallery Frontage Type (see Table AL-3.1).
- e. All openings, including porches, Galleries, Arcades and windows shall be square or vertical in proportion, excluding windows required for Commercial Uses.
- f. The habitable living area of an Accessory Unit within an Outbuilding shall not exceed 576 square feet.
- g. Loading docks and service areas shall be permitted on Frontages by Exception §8875.
- h. In the absence of a building Facade along any part of a Primary Frontage Line not associated with automobile and pedestrian access, a Streetscreen is allowed to be built along the same vertical plane as the Facade.
- i. Streetscreens should be three and a half (3.5) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- j. Buildings with a Commercial Use and paved first Lot Layer should use the first Lot Layer for outdoor seating.

TABLE AL-3.1 AL-V1 ENCROACHMENT SPECIFICATIONS

Frontage Type	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1 <sup>st</sup> Layer)	Public Sidewalk Encroachment	Height / Depth
<b>a. Dooryard:</b> an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					100%	Not Permitted	Not Applicable
<b>b. Terrace:</b> an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					100%	Not Permitted	Not Applicable
<b>c. Stoop:</b> an exterior stair and landing leading to an elevated first Story of a Building.					100%	Not Permitted	Not Applicable
<b>d. Entry Planter:</b> a raised or at grade vegetative planter at one or both sides of the building's Principal Entrance					100%	Not Permitted	Not Applicable
<b>e. Awning:</b> a window covering attached to an exterior wall of a building.					100%	To within 2 FT of the curb	8 FT clearance 10 FT depth
<b>f. Gallery:</b> an attached, cantilevered shed or a lightweight colonnade extending from a building facade to overlap the Sidewalk.					100%	To within 2 FT of the curb	8 FT clearance 10 FT depth
<b>g. Arcade:</b> colonnade supported upper stories of a building projecting over the Sidewalk, where the Façade of the first Story remains at or behind the Frontage Line.					100%	To within 2 FT of the curb	8 FT clearance 10 FT depth

## PART EIGHT: 8890 AL-V1 Core District

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### 8898 Sign

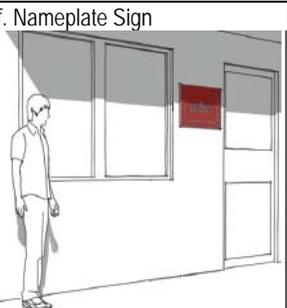
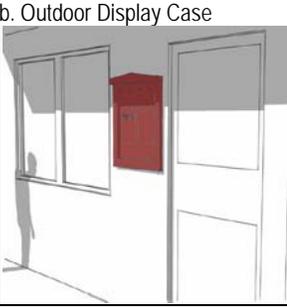
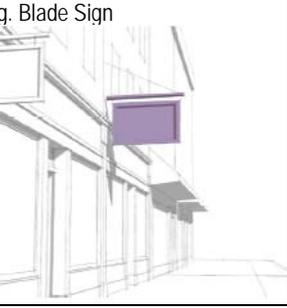
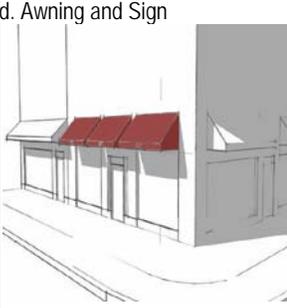
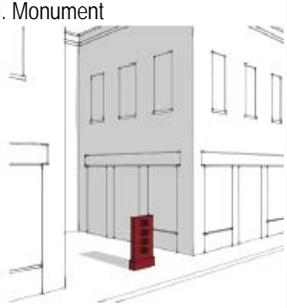
- a. Permitted signage types shall conform to the specifications of Table AL-3.2.
- b. Permitted signage types shall be located along the Primary Frontage in the first Lot Layer (See Table AL-3.0.D).
- c. One (1) square foot of signage is the maximum allowed signage area per every 25 feet of Principal Building Frontage on both the ground and upper floors in first and second Lot Layers.
- d. The only additional signage area allowed within the third Lot Layer and/or on Outbuildings is either one (1) Address (Table AL-3.2.a) or Nameplate Sign (Table AL-3.2.f).
- e. Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of each unit they identify.
- f. Awning Signage shall be limited to no more than seventy percent (70%) of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed twelve (12) inches. Awning Signs shall contain only the business name, logo, and/or street address. Awning Signs may encroach into the Public Sidewalk Frontage.
- g. One (1) Band Sign limited to 90% of the width of the Building Facade shall be permitted for each building with a Commercial Use. Information shall consist only of the name and/or logo of the business.
- h. Blade Signs shall be permitted only for businesses that have a Principal Entrance on the ground floor.
- i. One (1) Blade Sign shall be permitted for each business if the Facade is setback no more than five (5) feet from the Principal Frontage Line. Blade Signs may encroach into the Public Sidewalk Frontage up to four (4) feet, and shall clear the Sidewalk by at least eight (8) feet, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.
- j. Marquees shall be located only above the Principal Entrance of a building, shall provide a minimum clearance of ten (10) feet, and may encroach upon the Public Sidewalk Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees and are only allowed by Exception (§8875).
- k. One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, and may be attached to a building wall within ten (10) feet of a Principal Entrance.
- l. Outdoor Display Cases shall not exceed six (6) square feet and may be internally illuminated.
- m. Signage advertising a Commercial Use(s) shall be externally illuminated by down or angled shielded lighting with narrow reflector openings.

### 8899 Lighting

- a. All lighting within and internal to a Lot shall be designed to maintain the natural Dark Sky character of Alpine.
- b. No lighting level measured at the building Frontage Line shall exceed 2.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries.
- d. The Storefront Beam is the ideal location for awnings, signage and lighting elements as illustrated on Table AL-3.4.a.
- e. Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas, and 12 feet elsewhere
- f. Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on human-scaled posts.
- g. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322.

PART EIGHT: 8890 AL-V1 Core District

TABLE AL-3.2 AL-V1 SIGN STANDARDS

		SPECIFICATIONS				SPECIFICATIONS	
 <p>a. Address Sign</p>	Quantity	1 per address	 <p>f. Nameplate Sign</p>	Quantity	1 per address		
	Area	2 s.f. max.		Area	3 s.f. max.		
	Width	24 in. max.		Width	18 in. max.		
	Height	12 in. max.		Height	2 ft. max.		
	Depth / Projection	3 in. max.		Depth / Projection	3 in. max.		
	Clearance	4.5 ft. min.		Clearance	4 ft. min.		
	Apex	Not applicable		Apex	7 ft. max.		
Letter Height	6 in. max.	Letter Height	Not applicable				
 <p>b. Outdoor Display Case</p>	Quantity	1 per address	 <p>g. Blade Sign</p>	Quantity	1 per façade, 2 max		
	Area	6 s.f. max.		Area	6 s.f. max		
	Width	3.5 ft. max.		Width	4 ft. max		
	Height	3.5 ft. max.		Height	4 ft. max		
	Depth / Projection	5 in. max.		Depth / Projection	4 ft. max		
	Clearance	4 ft. min.		Clearance	8 ft. min		
	Apex	Not applicable		Apex	Not applicable		
Letter Height	Not applicable	Letter Height	8 in. max				
 <p>c. Band Sign</p>	Quantity	1, 2 for corner building	 <p>h. Window Sign</p>	Quantity	1 per window		
	Area	1.5 s.f. per linear feet of facade		Area	25% of glass max		
	Width	90% per width of facade max		Width	varies		
	Height	3 ft. max.		Height	varies		
	Depth / Projection	7 in. max.		Depth / Projection	Not applicable		
	Clearance	7 ft. max.		Clearance	4 ft. min.		
	Apex	Not applicable		Apex	Not applicable		
Letter Height	18 in. max.	Letter Height	8 in. max.				
 <p>d. Awning and Sign</p>	Quantity	1 per window	 <p>i. Monument</p>	Quantity	1 per business		
	Area	Not applicable		Area	Not Applicable		
	Width	Width of awning		Width	Width of entrance plus 2 ft. each side		
	Height	Not applicable		Height	50% story height max.		
	Depth / Projection	4 ft. min.		Depth / Projection	4 ft. min; 10 ft. max		
	Clearance	4.5 ft. min		Clearance	Not Applicable		
	Apex	Not applicable		Apex	Not applicable		
Letter Height	5 in. min., 10 in. max.	Letter Height	3 ft. max.				
 <p>e. Marquee and Sign</p>	Quantity	1 per business	<p>j. Reserved</p>	Quantity			
	Area	Not Applicable		Area			
	Width	Width of entrance plus 4 ft. on center		Width			
	Height	50% story height max		Height			
	Depth / Projection	4 ft. min.; 10 ft. max.		Depth / Projection			
	Clearance	Not Applicable		Clearance			
	Apex	Not applicable		Apex			
Letter Height	3 ft. min.	Letter Height					

## PART EIGHT: 8890 AL-V1 Core District

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### 8900 Fencing

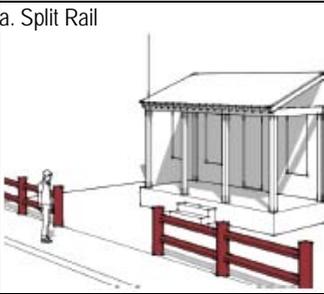
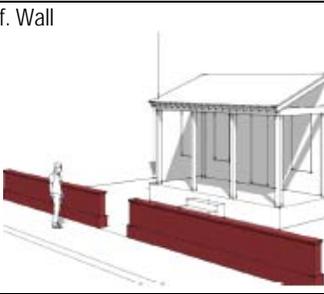
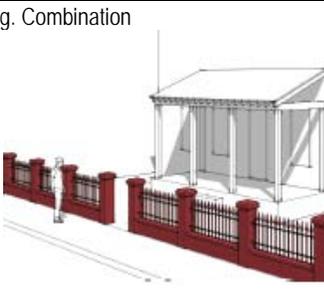
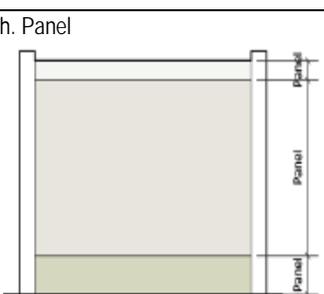
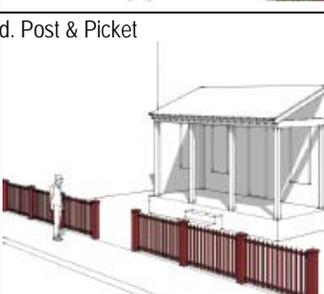
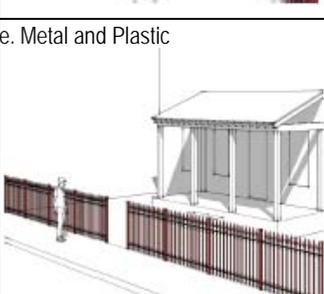
- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table AL-3.3 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. All Fencing fronting Alpine Boulevard shall not exceed three (3) feet in height; all others shall not exceed six (6) feet.
- d. Fencing materials shall be subject to the following requirements:
  - i. Landscaped or landscaped with post hedges shall be setback 18 inches from property line.
  - ii. Split Rail, Post, stone and brick may be painted or have a natural finish.
  - iii. Picket, metal and stucco fencing materials should have a painted finish.
  - iv. Combined Fencing materials shall have heavier materials below the upper lighter materials.
  - v. Streetscreens are required for screening parking areas from thoroughfares. Specific designs shall be incorporated along the Primary Frontage Line and should follow the general pattern diagrammed on Table AL-3.3.j and §8902.h/i:
- e. Streetscreens shall be located along the Primary and Secondary frontage line of the second Lot Layer.
  - i. Streetscreens should be of a similar design to the adjacent Building Facade or Landscape material and pattern.
  - ii. Streetscreen should continue the vertical planes of the adjacent Building Façade(s).
  - iii. Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen should consist of walls, hedges or fencing.
  - iv. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

### 8901 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscape Reference 8940)

- a. The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern. A more rural landscape pattern and character should be allowed in the first and second Lot Layers.
- b. Privately owned but publicly accessible spaces (i.e.: Shared Civic Space) provided internal to any Lot shall be designed per the Civic Space type characteristics outlined in Table AL-5.1.a-e.
- c. Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree per every ten (10) parking spaces. See Table AL-6.4 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall utilize §8896 Stormwater paving, channeling, storage, and filtration techniques.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least two (2) inches in depth and Drip irrigation must be installed for ground cover area less than eight (8) feet wide. Refer to County Zoning Ordinance §86.701 et. seq. and the Water Efficient Landscape Design Manual.
- f. Shrubs should be of medium size, low creeping variety and shall a specific list of species as recommended by the Alpine DRB.
- g. Landscaping should consider water quality and Low Impact Development (LID) refinements and allow space for such facilities. Grading design should allow drainage from paved areas to flow to LID facilities.
- h. The following applies to landscaping within the public right-of-way:
  - i. A maintenance agreement or assessment district is required to ensure ongoing maintenance requirements are met.
  - ii. Root barriers are required to avoid interference with underground utilities and paved areas.
  - iii. Tree canopy along Alpine Boulevard should be planted approximately every 40 feet on average.
  - iv. The Street Tree theme and species on Alpine Boulevard should be Alpine DRB approved theme trees.

PART EIGHT: 8890 AL-V1 Core District

TABLE AL-3.3 AL-V1 FENCING STANDARDS

		SPECIFICATIONS				SPECIFICATIONS	
	a. Split Rail	Materials	wood, plastic		f. Wall	Materials	stone, brick, stucco, block
	Finish	paint, stain or natural	Finish		paint or none		
	Setback	0" or 18" for landscape	Setback		0" or 18" for landscape		
	Height	Alpine Blvd.: 3 ft. max Other: 3' min - 6' max	Height		3 ft. max		
	Location	primary and secondary front setback	Location		primary and secondary front setback		
	b. Hedge (Landscape §8111)	Materials	landscape		g. Combination	Materials	stone, brick, stucco, block with metal panels
	Finish	natural	Finish		paint or none / powder coat or paint		
	Setback	18" from edge of curb	Setback		0" or 18" for landscape		
	Height	Alpine Blvd.: 3 ft. max Other: 3' min - 6' max	Height		Alpine Blvd.: 3 ft. max Other: 3' min - 6' max		
	Location	all setbacks	Location		all setbacks		
	c. Post & Hedge (Landscape §8111)	Materials	landscape and wood		h. Panel	Materials	wood or vinyl
	Finish	paint, stain or natural	Finish		paint or stain		
	Setback	18" from edge of curb	Setback		0" or 18" for landscape		
	Height	Alpine Blvd.: 3 ft. max Other: 3' min - 6' max	Height		3' min - 6' max		
	Location	all setbacks	Location		side and rear setbacks		
	d. Post & Picket	Materials	wood, plastic		i. Tree Grate (Landscape §8111)	Materials	metal
	Finish	paint, stain or natural	Finish		paint or stain; 5' x 5' hardscape		
	Setback	0" or 18" for landscape	Setback		not applicable		
	Height	Alpine Blvd.: 3 ft. max Other: 3' min - 6' max	Height		at grade		
	Location	primary and secondary front setback	Location		Alpine Blvd.		
	e. Metal and Plastic	Materials	aluminum or wrought iron		j. Streetscreen (Landscape §8107.h/i)	Materials	stone, brick, block, wood and/or metal
	Finish	Powder coat or paint	Finish		natural paint, or stain		
	Setback	0" or 18" for landscape	Setback		0" or 18" for landscape		
	Height	Alpine Blvd.: 3 ft. max	Base Height		3.5 ft. min.		
	Location	primary and secondary front setback	Upper Cornice Line Height		16 ft. max. opening between matching building cornice line and base		
		Picket Spacing	2.5 times width of picket				

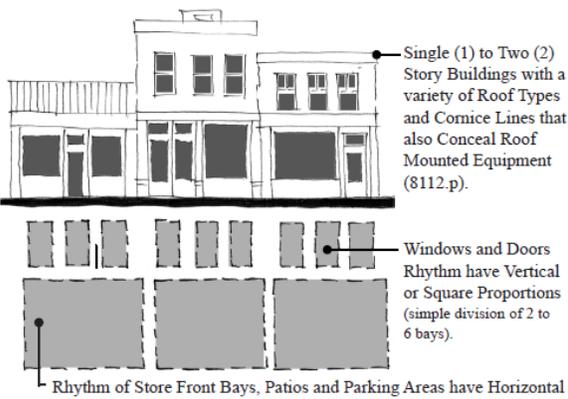
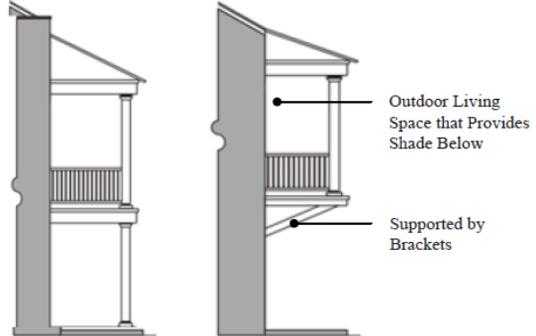
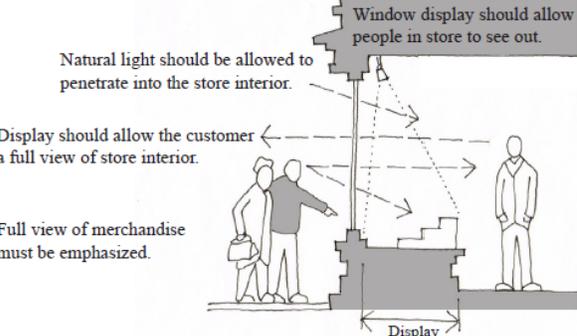
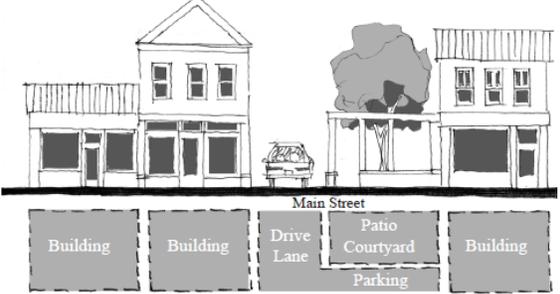
## PART EIGHT: 8890 AL-V1 Core District

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### 8902 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, nature stone, tinted and textured concrete, heavy timber, wood siding or stucco.
- b. All Facades shall be glazed with clear glass no less than 30% of the first Story.
- c. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- d. Buildings with a first Story Commercial Use shall have a zero-step Principal Entrance on Alpine Boulevard and a maximum 70% window/entry opening to solid wall Fenestration ratio for the first Story (see Table AL-3.4.e).
- e. Building wall materials shall be combined on each Facade only horizontally, with the heavier below the lighter.
- f. Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building and may be located on the Principal or Secondary Frontage Line.
- g. Doorways and windows without exterior shading shall be recessed from the plane of the Facade or Elevation of a building two (2) inches in depth for every one (1) foot in height.
- h. Shutters, if present on upper floors, should be exactly 1/2 the width of the window they are intended to cover.
- i. Streetscreens shall be of similar design elements to the Facade of buildings they abut.
- j. Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias.
- k. Balconies shall be constructed of reinforced concrete, wood or metal and shall be visually supported by columns or brackets (see Table AL-3.4.b).
- l. Buildings shall have gable, hip, shed or flat roofs.
- m. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or metal.
- n. Eaves of sloped roofs shall project from the walls of a building to create deep overhangs that shade the building and adjacent sidewalks.
- o. Buildings with flat or rear sloping shed roofs shall have a simple or articulated front parapet a minimum of 42 inches high.
- p. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares and pedestrian walkways.
- q. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.
- r. Lots with a Primary Frontage abutting Alpine Boulevard shall be subject to the following additional requirements as listed in Table AL-3.4 Alpine Boulevard Design Standards Illustrations, provided for illustrative purposes only:
  - i. Buildings wider than 50 feet shall have their Facades divided into equally proportional bays between 25 ft. to 50 ft. in width as illustrated on Table AL-3.4.d.
  - ii. Buildings wider than 50 feet shall utilize a combination of simple or articulated parapets, alternating eaves or cornice line projections, or multiple front gables to break up the roof line into segments no wider than 50 ft. each as illustrated on Table AL-3.4.b.
  - iii. Principal Entrances for buildings with no Front yard setback shall be recessed 24 to 36 inches.
  - iv. Principal Entrances for buildings at Corner Lot locations shall be located at the corner of the building oriented toward the intersection as illustrated on Table AL-3.4.c.
  - v. Buildings at Corner Lot locations shall include a vertical feature or architectural articulation of a type and character that calls attention to the corner as a prominent location.
  - vi. Fenestration patterns on upper Facade area shall be aligned vertically and horizontally, and establish a balanced symmetry in design as illustrated on Table AL-3.4.b.

TABLE AL-3.4 AL-V1 ALPINE BOULEVARD DESIGN STANDARDS ILLUSTRATIONS

<p><b>a. Store Front Elements</b></p>  <ul style="list-style-type: none"> <li>• Cornice Line</li> <li>• Solid Wall (8112.r.iv)</li> <li>• Regularly Spaced Windows (8112.c)</li> <li>• Window Casing (deeply recessed to provide shadow relief)</li> <li>• Store Front Beam (signage and lighting)</li> <li>• Transom Windows</li> <li>• Store Front Pier</li> <li>• Display Window</li> <li>• Store Front Base</li> </ul>	<p><b>d. Building Rhythm</b></p>  <ul style="list-style-type: none"> <li>• Single (1) to Two (2) Story Buildings with a variety of Roof Types and Cornice Lines that also Conceal Roof Mounted Equipment (8112.p).</li> <li>• Windows and Doors Rhythm have Vertical or Square Proportions (simple division of 2 to 6 bays).</li> <li>• Rhythm of Store Front Bays, Patios and Parking Areas have Horizontal Proportions (typical building frontage and lot widths are 30 to 50 feet).</li> </ul>
<p><b>b. Balconies and Overhangs (8902.k)</b></p> <p>Balconies and Bays shall be constructed of wood or metal and visually supported by brackets. Upper Stories should enhance outdoor living spaces with verandas, loggias, and roof projects to provide shade below.</p>  <ul style="list-style-type: none"> <li>• Outdoor Living Space that Provides Shade Below</li> <li>• Supported by Brackets</li> </ul>	<p><b>e. Display Windows (8902.d)</b></p> <p>Front windows shall have glass display windows.</p>  <ul style="list-style-type: none"> <li>• Window display should allow people in store to see out.</li> <li>• Natural light should be allowed to penetrate into the store interior.</li> <li>• Display should allow the customer a full view of store interior.</li> <li>• Full view of merchandise must be emphasized.</li> </ul>
<p><b>c. Building Pattern</b></p>  <p>Organize buildings and opens spaces between them to create outdoor spaces, transitions between indoors and outdoors, and focal points. This pattern will provide clear lanes for automobile and pedestrian access while minimizing the number of curb openings onto Alpine Boulevard.</p>	<p><b>f. Building Character and Materials (8902.e)</b></p>  <ul style="list-style-type: none"> <li><b>i. Lightest at Top:</b> Metal, Clay Tile, Concrete Tile and Shingles</li> <li><b>ii. Lighter Middle:</b> Wood, Stucco, Exposed Beams/Columns</li> <li><b>iii. Heaviest at Base:</b> Granite, Block / Concrete, Brick, Heavy Timber/Beam</li> </ul>

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**8910 AL-V2 Edge Zoning District**

Map AL-3 V2 Edge Zoning District Map

8911 Lot

8912 Building and Land Use

8913 Parking and Storage

8914 Building Placement

8915 Building Height

8916 Stormwater Management

8917 Building Design Standards

Table AL-4.0 Form-Based Code

8918 Private Building Frontages

Table AL-4.1 Encroachment

8919 Signage

Table AL-04.2. Sign

8920 Lighting

8921 Fencing

8922 Landscape

Table AL-4.3 Fencing

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## **PART EIGHT: 8910 AL-V2 Edge District**

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Lots located within the Alpine Village Core - Edge District (AL - V2) shall be subject to the requirements of this section.

**ATTENTION PRIVATE DEVELOPERS:** Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table AL-3.1). The construction improvement requirements (sidewalk, landscape, furnishings, street trees, etc.) and fees are based upon Lot Widths (§8911). These Public Frontage requirements are located in §8940 Public Thoroughfares Design Standards.

### **8911 Lot**

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 25 feet and a maximum width of 100 feet, measured at the Frontage Line (see Table AL-2.1).

### **8912 Building and Land Use**

- a. Permitted Uses for Lots designated as V2 are listed on Table AL-1.0.
- b. Buildings may combine two (2) Uses.

### **8913 Parking and Storage**

- a. Driveways shall comply with the County's Public Road Standards.
- b. All parking areas and garages shall be located in the second and third Lot Layer as illustrated on Table AL-4.0.

### **8914 Building Placement**

- a. One (1) Primary Building and one (1) Outbuilding may be built on each Lot as specified on Table AL-4.0.
- b. Buildings shall be setback in relation to the boundaries of their Lots as specified on Table AL-4.0.
- c. Lot coverage by Buildings and impermeable surfaces shall be a maximum of 60% of the Lot area.
- d. Facade Buildout of Primary building Facades shall be a minimum of 40% of the Lot's width at the Front Setback.

### **8915 Building Height**

- a. The Principal Entrance of any Primary Building shall be oriented toward a Frontage Line.
- b. The maximum height of a Primary Building shall be two (2) floors and 35 feet maximum height as specified on Table AL-4.0.
- c. The maximum height of an Outbuilding shall be two (2) floors and 35 feet maximum height as specified on Table AL-4.0.

### **8916 Storm Water Management**

- a. Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table AL-2.1).
- b. Pervious Paving techniques should be used where possible for Civic Spaces, Courtyards, Driveways, Forecourts, Parking Lots, and Patios.
- c. Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.
- d. Channeling facilities shall be allowed in the first, second and third Lot Layer.
- e. Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.
- f. Channeling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.
- g. Storage facilities shall be allowed in the second and third Lot Layers (See Table AL-2.1).
- h. Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater to a natural drainage creek.
- 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 shall be limited to Purification Biotope, Vegetative Purification Bed, Bi-Retention Swale, Rain Garden and Green Roof(s).

### **8917 Building Design Standards (From Building Base to Roof)**

- a. The exterior finish material on all Facades should be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.
- b. Building wall materials should be combined on each Facade only horizontally, with the heavier materials below the upper lighter materials.

## PART EIGHT: 8910 AL-V2 Edge District

- c. Principal Entrances should be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.
- d. Shutters, if present on upper floors, should be exactly 1/2 the width of the window they are intended to cover.
- e. Upper floors should be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias.
- f. Balconies should be constructed of wood or metal and shall be visually supported by brackets.
- g. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or metal.
- h. Eaves of sloped roofs shall project from the walls of a building with sealed soffits.
- i. Roof mounted equipment should be setback and screened from view from adjacent thoroughfares and pedestrian walkways.
- j. Where solar panels are attached to buildings they should be integrated into the architectural design of the building.

Table AL-4.0 AL-V2 SUMMARY TABLE

### A. BUILDING PLACEMENT

Principle Building	First / Second Lot Layer
Outbuilding	Second / Third Lot Layer

### B. LOT OCCUPATION

Lot Coverage	70% max.
Façade Building at Setback	60% min.

### C. PRINCIPLE BUILDING SETBACKS

Primary Front Setback (First Layer)	8 ft. min. 15 ft. max.
Secondary Front Setback (First Layer)	6 ft. min. 15 ft. max.
Side Setback	6 ft. min. 24 ft. max.
Rear Setback	10 ft. min.

### D. OUTBUILDING SETBACKS

Front Setback	40 ft. max. from rear
Side Setback	6 ft. or 6 ft. at corner
Rear Setback	3 ft. min.

### E. BUILDING HEIGHT (STORIES)

Principle Building	2 max.
Outbuilding	2 max.

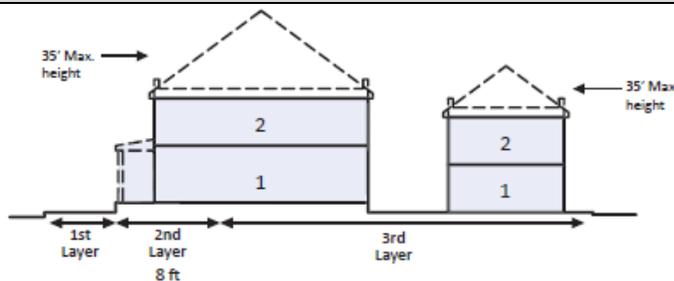
### F. ENCROACHMENTS

i. Within Setback Encroachments	
Open Porch	Not permitted
Balcony and/or Bay Window	100% max.
Stoop or Terrace	100% max.
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	100% max.
iii. Encroachment Depths	
Porch	Not permitted
Gallery	Not permitted
Arcade	Within 5 ft. of back of curb.

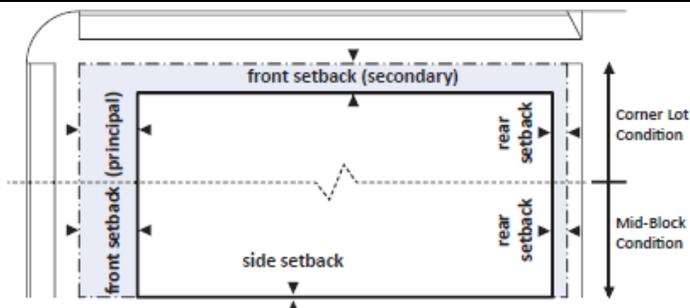
### G. PARKING LOCATION

2 <sup>nd</sup> Layer	Permitted
3 <sup>rd</sup> Layer	Permitted

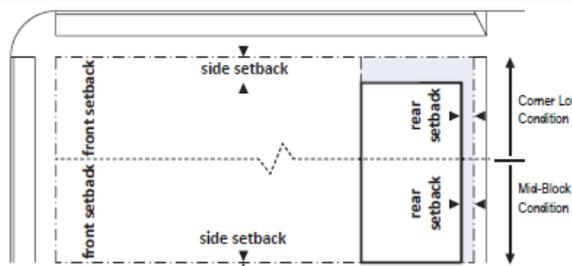
### 1. PRINCIPLE BUILDING AND OUTBUILDING HEIGHT DIAGRAM



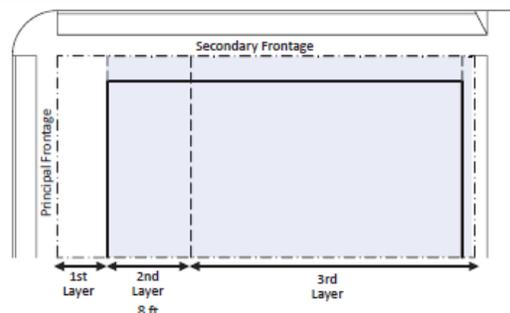
### 2. PRINCIPLE BUILDING PLACEMENT DIAGRAM



### 3. OUTBUILDING PLACEMENT DIAGRAM



### 4. PARKING AND STORAGE LOCATION DIAGRAM

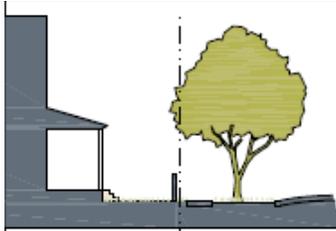
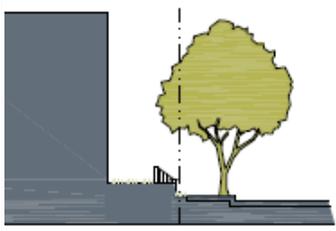
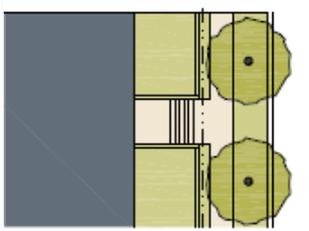
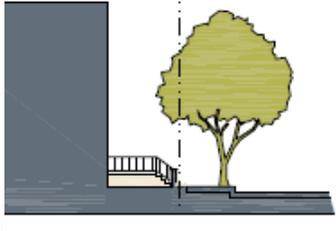
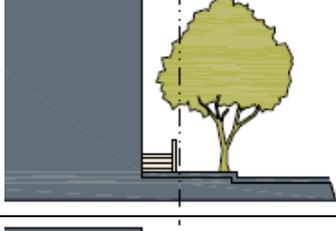
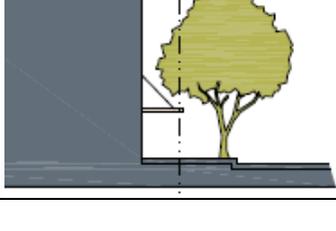
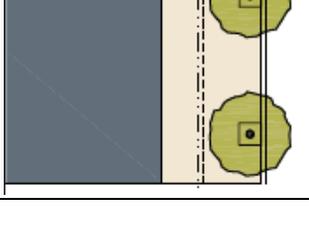
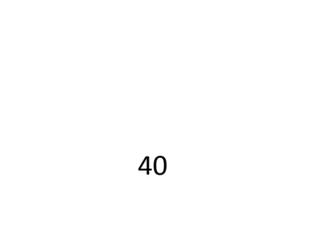


## PART EIGHT: 8910 AL-V2 Edge District

### 8918 Private Building Frontages

- Open Porches, Dooryards, Stoops, Terraces, balconies, and bay windows may Encroach within the first Lot Layer 50% of its depth as specified on Table AL-4.1.
- Awnings may Encroach within the Public Sidewalk as specified on Table AL-4.1.
- All Facades shall be glazed with clear glass no less than 30% of the first Story.
- Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.

**TABLE AL-4.1 AL-V2 ENCROACHMENT SPECIFICATIONS**

Frontage Type	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1 <sup>st</sup> Layer)	Public Sidewalk Encroachment	Height / Depth
a. <b>Porch:</b> a roof covered, raised platform at the entrance to a building.					100%	NOT PERMITTED	NOT APPLICABLE
b. <b>Dooryard:</b> an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					100%	NOT PERMITTED	NOT APPLICABLE
c. <b>Terrace:</b> an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					100%	NOT PERMITTED	NOT APPLICABLE
e. <b>Stoop:</b> an exterior stair and landing leading to an elevated first Story of a Building.					100%	to within 5 ft. of the Curb	10 ft. clearance 8 ft. depth
f. <b>Awning:</b> a window covering attached to an exterior wall of a Building.					100%	to within 5 ft. of the Curb	10 ft. clearance 8 ft. depth

## PART EIGHT: 8910 AL-V2 Edge District

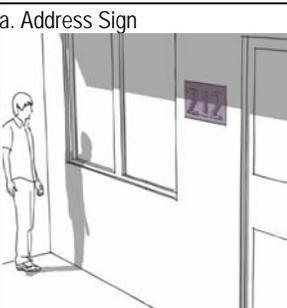
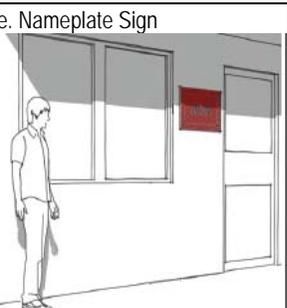
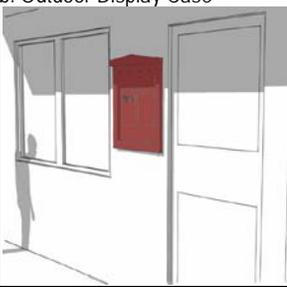
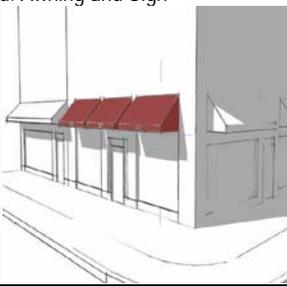
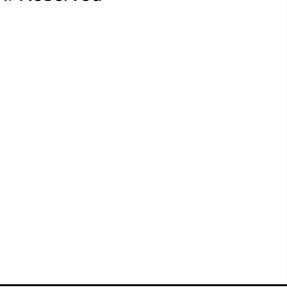
### 8919 Signage

- Address, Awning, Blade, Nameplate, Outdoor Display Case, Window and Yard Signs shall be permitted.
- Band Signs shall only be permitted on ground floor Commercial Uses.
- Permitted signage types shall conform to the specifications of Table AL-4.2.
- Signage shall be externally illuminated by down or angled shielded lighting.

### 8920 Lighting

- All lighting within and internal to a Lot shall be designed to maintain the natural Dark Sky character of Alpine.
- No lighting level measured at the building Frontage Line shall exceed 1.0 foot-candle level.
- All lighting shall use full cutoff - fully shielded - luminaries.
- All lighting shall, at a minimum, comply with County Zoning Ordinance §6322.

**TABLE AL-4.2 AL-V2 SIGN STANDARDS**

		SPECIFICATIONS				SPECIFICATIONS	
	a. Address Sign	Quantity	1 per address		e. Nameplate Sign	Quantity	1 per address
	Area	2 s.f. max.	Area		3 s.f. max.		
	Width	24 in. max.	Width		18 in. max.		
	Height	12 in max.	Height		2 ft. max.		
	Depth / Projection	3 in max.	Depth / Projection		3 in max.		
	Clearance	4.5 ft. min.	Clearance		4 ft. max.		
	Apex	Not applicable	Apex		7 ft. max.		
Letter Height	6 in. max.	Letter Height	Not applicable				
	b. Outdoor Display Case	Quantity	1 per address		f. Blade Sign	Quantity	1 per façade, 2 max
	Area	6 s.f. max.	Area		6 s.f. max		
	Width	3.5 ft. max.	Width		4 ft. max		
	Height	3.5 ft. max.	Height		4 ft. max		
	Depth / Projection	5 in max.	Depth / Projection		4 ft. max		
	Clearance	4 ft. max.	Clearance		8 ft. min		
	Apex	Not applicable	Apex		Not applicable		
Letter Height	Not applicable	Letter Height	8 in. max				
	c. Band Sign	Quantity	1, 2 for corner building		g. Window Sign	Quantity	1 per window
	Area	1.5 s.f. per linear feet of Facade	Area		25% of glass max		
	Width	90% per width of Facade max	Width		varies		
	Height	3 ft. max.	Height		varies		
	Depth / Projection	7 in max.	Depth / Projection		Not applicable		
	Clearance	7 ft. max.	Clearance		4 ft.		
	Apex	Not applicable	Apex		Not applicable		
Letter Height	18 in. max.	Letter Height	8 in. max.				
	d. Awning and Sign	Quantity	1 per window		h. Reserved	Quantity	
	Area	Not applicable	Area				
	Width	Width of awning	Width				
	Height	Not applicable	Height				
	Depth / Projection	4 ft. min.	Depth / Projection				
	Clearance	8 ft. max.	Clearance				
	Apex	Not applicable	Apex				
Letter Height	5 in. min., 10 in. max.	Letter Height					

**PART EIGHT: 8910 AL-V2 Edge District**

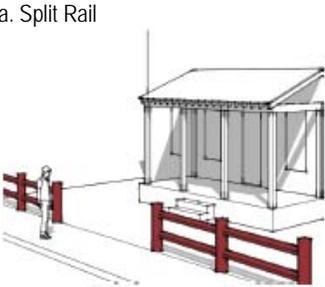
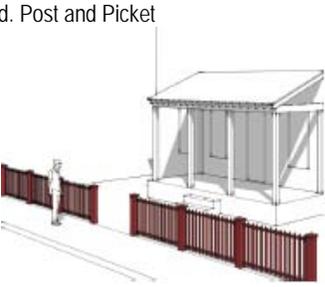
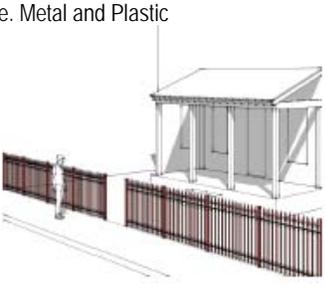
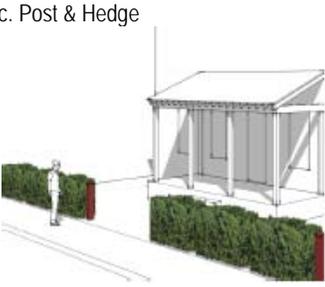
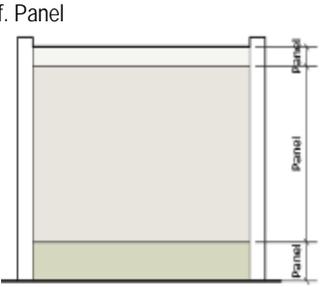
**8921 Fencing**

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table AL-4.3 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
  - i. Landscaped or landscaped with post hedges shall be setback 18 inches from property line.
  - ii. Split Rail, Post, stone and brick may be painted or have a natural finish.
  - iii. Picket, metal and stucco fencing materials should have a painted finish.
  - iv. All Fencing shall not exceed 6 feet in height.
  - v. Combined Fencing materials shall have heavier materials below the upper lighter materials.

**8922 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscape Reference 8940)**

- a. The first Lot Layer should not be paved, with the exclusion of Driveways as specified in §8921.c and walkways leading to Principal Entrances.
- 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 AL-6.4 for Canopy Tree species and characteristics.
- c. Parking and landscaped areas shall utilize §8916 stormwater paving, channeling, storage, and filtration techniques.
- d. Shrubs should be of medium sized, low creeping variety and shall include a specific list of species as recommended by the Alpine DRB.

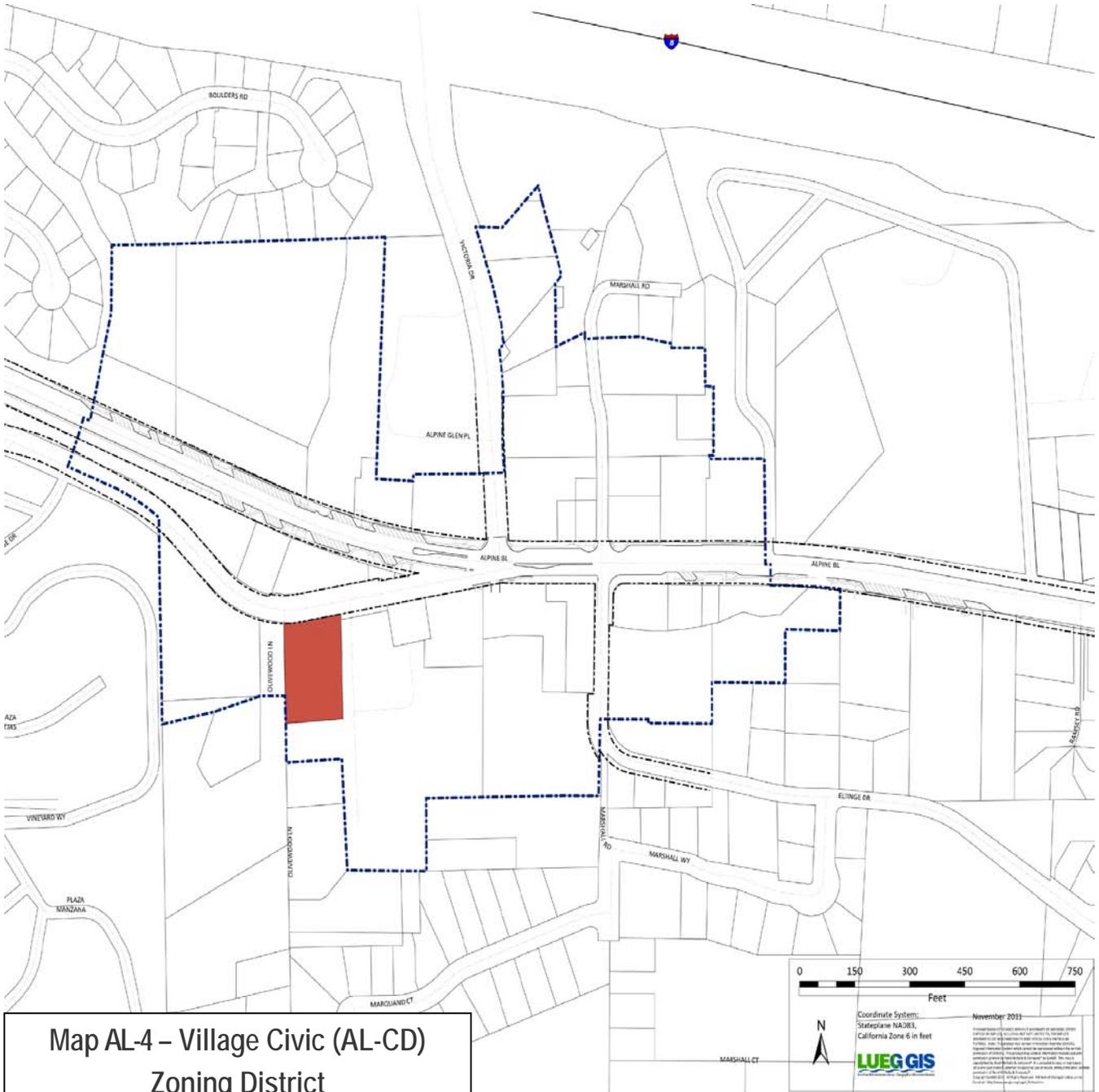
**TABLE AL-4.3 AL-V2 FENCING STANDARDS**

		SPECIFICATIONS				SPECIFICATIONS	
	a. Split Rail	Materials	wood, plastic		d. Post and Picket	Materials	Wood, plastic
	Finish	paint, stain or natural	Finish		Paint, stain or natural		
	Setback	0" or 18" for landscape	Setback		0" or 18" for landscape		
	Height	3 ft. max	Height		3 ft. min. to 6 ft. max		
	Location	primary and secondary front setback	Location		primary and secondary front setback		
	b. Hedge	Materials	landscape		e. Metal and Plastic	Materials	Aluminum or wrought iron Plastic
	Finish	natural	Finish		powder coat or paint		
	Setback	18" from edge of curb	Setback		0" or 18" for landscape		
	Height	3' min to 6' max	Height		3' min to 6' max		
	Location	all setbacks	Location		all setbacks		
	c. Post & Hedge	Materials	landscape and wood		f. Panel	Materials	wood or vinyl
	Finish	paint, stain or natural	Finish		paint or stain		
	Setback	18" from edge of curb	Setback		0" or 18" for landscape		
	Height	3' min to 6' max	Height		3' min to 6' max		
	Location	all setbacks	Location		side and rear setbacks		
Plant Type	Evergreen						

- 8930 AL-CD Civic Zoning District**
  - Map AL-4 Civic District Zoning Map
- 8931 Building and Land Use
- 8932 Signage
- 8933 Landscape
- 8934 Civic Space
- 8935 Stormwater Management
- 8936 Building Design Standards
  - Table AL-5.0 Civic District Permitted Uses
  - Table AL5.1 Civic District Use Types

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PART EIGHT: 8930 AL-CD Civic District



Map AL-4 – Village Civic (AL-CD)  
Zoning District  
 AL-CD - Civic District

## **PART EIGHT: 8930 AL-CD Civic District**

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Publicly Owned Lots located within the Alpine Civic District (AL-CD) shall be subject to the requirements of this section.

### **8931 Building and Land Use**

- a. Permitted Uses for Lots designated as CD are listed on Table AL-5.0.
- b. If the current Civic District, a Post Office, is ever replaced for Private Development purposes, Section 8910 - VC-V2 Edge District development standards shall apply.

### **8932 Signage**

- a. All signage shall be allowed by Exception

### **8933 Landscape**

- a. Parking and landscaped areas shall utilize §8935 stormwater paving, channeling, storage and filtration techniques.

### **8934 Civic Space**

- a. Civic Spaces shall be designed as generally described on Table AL-5.1 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 AL-V District as indicated on Table AL-5.0.

### **8935 Storm Water Management**

- a. Pervious Paving materials should be used where possible for Civic Spaces, Driveways, and Parking Lots.
- b. Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, and Pervious Asphalt or Concrete.
- c. Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.
- d. Channeling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.
- e. Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater to the natural drainage creek.
- f. Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.
- g. Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).
- h. Filtration facilities shall be limited to Purification Biotope, Vegetative Purification Bed, Bi-Retention Swale, Rain Garden, and Green Roof(s).

### **8936 Building Design Standards (From Building Base to Roof)**

- a. Civic Buildings shall be permitted by Exception.

PART EIGHT: 8930 AL-CD Civic District

TABLE AL-5.0 CIVIC DISTRICT PERMITTED USES

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

TABLE AL-5.0 CIVIC DISTRICT PERMITTED USES (continued)

COMMUNITY SUPPORT	AL-CD
Fire Station	R
Police Station	R
Post Office	R
Cemetery	A

R By Right  
A By Exception

TABLE AL-5.1 CIVIC DISTRICT TYPES

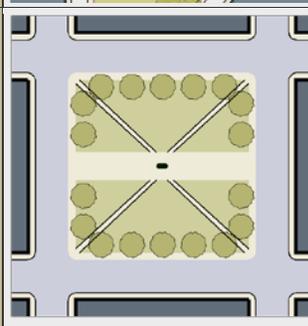
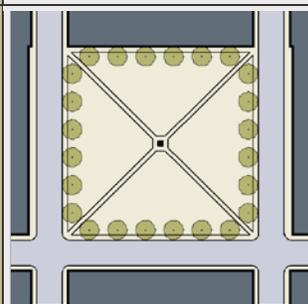
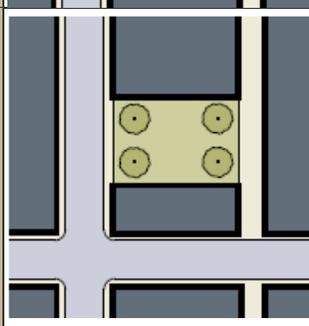
<p>a. Green An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, irregularly disposed. Sections of a Green may be designed specifically for the recreation of children.</p>		<p>AL-V2</p>
<p>b. Square 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>		<p>AL-V2</p>
<p>c. Plaza 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 pavement. Trees are optional.</p>		<p>AL-V2</p>

TABLE AL-5.1 CIVIC DISTRICT TYPES (continued)

<p>d. Playground An Open Space available for unstructured recreation. A Playground provides play space for children and may be designed as standalone spaces or a part of another Civic Space.</p>		<p>AL-V1 AL-V2</p>
<p>e. Pocket Park 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>		<p>AL-V1 AL-V2</p>

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**8950 Public: Thoroughfare Design Standards**

Map AL-5 – THOROUGHFARE MAP

8951 General Intent

8953 Travel Way

8954 Public Frontage

Table AL-6.0 Public Frontage Diagram

8955 Private Frontage

8956 Private Frontage Improvement Requirements

Table AL-6.1 BL – Alpine Boulevard

Table AL-6.2 AV – Arnold Way/ W. Victoria Drive

Table AL-6.3 ST – Marshall Road

Table AL-6.4 Approved Street Tree List

Table AL-6.5 Street Tree Planting Pattern

Table AL-6.6 Pedestrian Crossing

Table AL-6.7 Crosswalk Placement

Table AL-6.8 Lighting

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**Map AL-5 Village Core Thoroughfares**

<b>BL</b>	BL - Alpine Boulevard / Arnold Way
<b>AV</b>	AV - Arnold Way / W. Victoria Drive
<b>ST</b>	ST - Marshall Road

0 150 300 450 600 750  
Feet

Coordinate System:  
NAD83  
California Zone 6 (in feet)

November 2001

**LUEGGIS**

## **PART EIGHT: 8940 Public Realm - Thoroughfares**

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Public Thoroughfares located within the Alpine Village Core shall be subject to the requirements of this section and managed by County of San Diego Department of Public Works and is intended to coordinate public and private realm planning.

### **8951 General Intent**

- a. Thoroughfares shall be designed according to their classification type as specified County of San Diego Public Road Standards in conformance with the General Plan Mobility Element.
- b. Thoroughfares shall consist of of Roadway (curb-to-curb) and Public Frontage (property line to curb).
- c. The San Diego County Department of Public Works (DPW) is not responsible for all construction of all public Right-of-Way within Thoroughfares. Private development shall make frontage and/or off-site improvements. Once improvements are accepted by the County, then the frontage and/or off-site improvements shall be maintained by DPW.
- d. Roadways and Thoroughfares will be designed to meet roadway safety and operation standards.

### **8952 Travel Way**

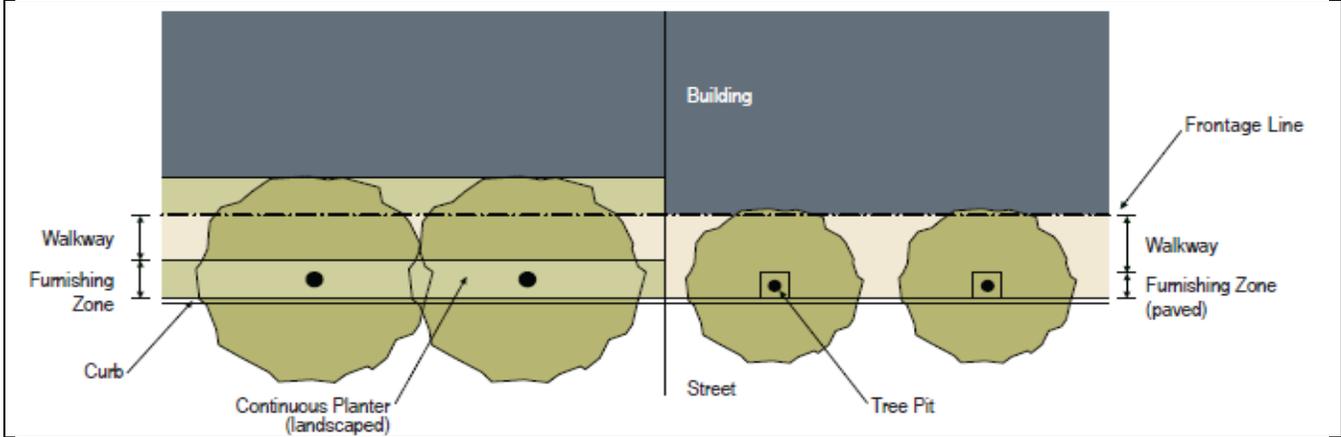
- a. DPW shall be responsible for the maintenance of the Travel lanes to include curb and gutter, on-street parking spaces, bike lane facilities, travel lanes and turning lanes within the public Right-of-Way.

### **8953 Public Frontage**

- a. Public Frontage for each Thoroughfare type shall be designed according to abutting zoning district(s) as specified on Map AL-5.
- b. Public Frontage includes:
  - i. The Furnishing Zone provided to accommodate Street Trees, Public Infrastructure and Public Furniture; and
  - ii. The Walkway provided for pedestrians.
- c. For planting within the Furnishing Zone, permitted species of Street Trees are listed on Table AL-6.4.
- d. Street Trees shall be planted in a regularly-spaced Allee pattern as illustrated on Table AL-6.5. The prescribed Planting Technique, sequence, and spacing of Street Trees are specified for each Thoroughfare type on Tables AL-6.1, AL-6.2, and AL-6.3. The spacing of Street Trees may be adjusted by Exception to accommodate specific site conditions.
- e. When planted, Street Trees shall be a minimum height of ten (10) feet and / or two (2) inches in caliper.
- f. A minimum 25 sq. ft. open soil area shall be left around each Street Tree, centered at the tree trunk with a Tree Grate (Table AL-6.5.i). Mulch shall be applied to the open soil area to a minimum depth of three (3) inches.
- g. Crosswalks are designed to increase in visual contrast based on the potential conflict caused between the vehicular capacity of a Thoroughfare and the number of pedestrians crossing the street and shall be designed as illustrated on Table AL-6.8. Required Crosswalk types are specified for each Thoroughfare type on Tables AL-6.1, AL-6.2, and AL-6.3.
- h. A minimum of 25 sq. ft., 5' x 5', of tree grate covered areas shall be placed around each Street Tree on Alpine Boulevard.
- i. Street Lights shall only be allowed along Alpine Boulevard and at Alpine Boulevard intersections (See Table AL-6.8) to comply with County of San Diego Dark Sky policies.
- j. Public hitching posts, for equestrian activities, shall be allowed on all public Pathways.
- k. Crosswalks shall have a minimum width of 10 feet and shall be aligned on center with the Walkways of the Public Frontage which they connect as illustrated by Table AL-6.8.
- l. At two T Intersections less than 60 feet apart, Crosswalks shall be located as illustrated on Table AL-6.7.
- m. Street Lighting shall be irregularly-spaced to emphasize dark skies and decorative for visual interest as illustrated on Table AL-6.8.
- n. Transit Stops shall have a minimum of a shelter, seating, a visible schedule and orientation signage.
- o. Transit Stops should be attractive, safe, and located in convenient places in which to wait for a transit vehicle.

PART EIGHT: 8940 *Public Realm - Thoroughfares*

TABLE AL-6.0 PUBLIC FRONTAGE DIAGRAM



8954 Private Frontage Development Improvement requirements

- a. Construction improvements expected by private development (Based on 2013 cost estimates for 50-foot wide Lots on avg.):
  - i. Street trees: One (1) Tree per every 30 linear feet on center (average) or 1 per every 50 linear feet Lot Bay (\$1,000).
  - ii. Public Furniture: One (1) Street Light every 50-feet on center only on Lots abutting Main Street Frontage Line (\$3,500).
  - iii. Furnishing Zone: 5 - 15 feet wide (10-feet on average) Landscape, ground cover and shrubs (\$1,250).
  - iv. Walkway: 5 - 8 feet wide along the Primary and Secondary frontage of Lots in AL-V1 and AL-V2 (\$7,500).
  - v. Curb/Gutter pan: 1 foot wide for 50 feet Lot width, along Public Frontage Line abutting Main Street Frontage Line (\$1,250).
  - vi. Bicycle Facilities: 1 facility (bicycle storage) on any project over 150 feet in length as measured only on Lots abutting Main Street Frontage Line (\$2,500 each).
  - vii. Time Line: DPW Final Map requirements should be made by 30 days of application approval by Director.
- b. Fees Schedule: Reserved (TBD)

# PART EIGHT: 8940 Public Realm - Thoroughfares

TABLE AL-6.1 THOROUGHFARE TYPES

**BL - ALPINE BOULEVARD (Light Collector)**

**A. GENERAL**

<p><b>CONTEXT</b> Village Core Zones: AL-V1 and AL-CD</p> <p><b>SPECIFICATIONS</b> Total R.O.W: 88 feet Road Surface Width: 50 - 64 feet Public Frontage Width: 12 feet each side The design of the Public Frontage varies according to the Zoning District designation of abutting lots (see below).</p>	
<b>B. ROADWAY (ROAD SURFACING)</b>	
<p><b>SPECIFICATIONS</b> Travel Lanes/Width: 2 / 12 feet; with 5 feet bike lane(s) Yield Turning Lane Width: 14 feet Parking Lanes/Width: 2 / 8 feet Drainage Type: Curb and Gutter</p>	

**C. PUBLIC FRONTAGE (PARKWAY)**

ADJACENT DISTRICT	<b>AL-V1</b>	<b>AL-CD</b>
DESCRIPTION	Alpine Boulevard and Village Center Main Street	Reserved for Future Civic District on Alpine Boulevard
ILLUSTRATION (ADVISORY PURPOSES ONLY)		
FURNISHING ZONE		
Width	12 feet	12 feet
Design	Landscaped	Paved between Street Trees
Planting Technique	Continuous Planter	25 sq. ft. Tree Pit with Tree Grate
Tree Sequence	Various Species	Single Species
Permitted Tree Species	See Table AL-6.4	See Table AL-6.4
Tree Spacing	40 feet o.c. average	Natural Grouping
Lighting Spacing	40 feet o.c. average	Various
WALKWAY		
Width	6 feet	6 feet
Type	Sidewalk	Sidewalk

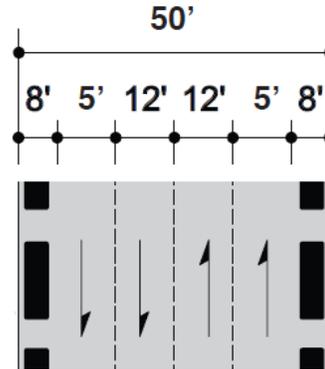
# PART EIGHT: 8940 Public Realm - Thoroughfares

TABLE AL-6.2 THOROUGHFARE TYPES (continued)

**AV - ARNOLD WAY / W. VICTORIA DRIVE (Collector 84-64)**

**A. GENERAL**

<b>CONTEXT</b>	
Village Core Zones:	AL-V1, AL-V2 and AL-CD
<b>SPECIFICATIONS</b>	
Total R.O.W:	74 feet
Road Surface Width:	50 feet
Public Frontage Width:	12 feet each side
The design of the Public Frontage varies according to the Zoning District designation of abutting lots (see below).	



<b>B. ROADWAY (ROAD SURFACING)</b>	
<b>SPECIFICATIONS</b>	
Travel Lanes/Width:	2 / 12 feet; with 5 feet bike lane(s)
Parking Lanes/Width:	2 / 8 feet
Drainage Type:	Curb and Gutter

**C. PUBLIC FRONTAGE**

ADJACENT DISTRICT	<b>AL-CD/ AL-V1</b>	<b>AL-CD/ AL-V2</b>
DESCRIPTION	Neighborhood street intersecting with Alpine Boulevard	Neighborhood street intersecting with Alpine Boulevard
ILLUSTRATION (ADVISORY PURPOSES ONLY)		
FURNISHING ZONE		
Width	12 feet	12 feet
Design	Landscaped	Paved between Street Trees
Planting Technique	36 sq. ft. Tree Pit	36 sq. ft. Tree Pit
Tree Sequence	Various Species	Various Species
Permitted Tree Species	See Table AL-6.4	See Table AL-6.4
Tree Spacing	40 feet o.c. average	40 feet o.c. average
Lighting Spacing	Not applicable	40 feet o.c. average
WALKWAY		
Width	6 feet	6 feet
Type	Sidewalk	Sidewalk

# PART EIGHT: 8940 Public Realm - Thoroughfares

TABLE AL-6.3 THOROUGHFARE TYPES (continued)

**ST - MARSHALL ROAD (Residential Collector 60-36)**

**A. GENERAL**

<p><b>CONTEXT</b> Village Core Zones: AL-V1 and AL-V2</p> <p><b>SPECIFICATIONS</b> Total R.O.W: 60 feet Road Surface Width: 36 feet Public Frontage Width: 12 feet each side The design of the Public Frontage varies according to the Zoning District designation of abutting lots (see below).</p>	
<b>B. ROADWAY (ROAD SURFACING)</b>	
<p><b>SPECIFICATIONS</b> Travel Lanes/Width: 2 / 12 feet Parking Lanes/Width: 2 / 8 feet Drainage Type: Curb and Gutter</p>	

**C. PUBLIC FRONTAGE**

ADJACENT DISTRICT	<b>AL-V1</b>	<b>AL-V2</b>
DESCRIPTION	Neighborhood street connecting with neighborhood streets	Neighborhood street connecting with neighborhood streets
ILLUSTRATION (ADVISORY PURPOSES ONLY)		
FURNISHING ZONE		
Width	12 feet	12 feet
Design	Landscaped	Paved between Street Trees
Planting Technique	6 foot wide Planter	25 sq. ft. Tree Pit
Tree Sequence	Various Species	Single Species
Permitted Tree Species	See Table AL-6.4	See Table AL-6.4
Tree Spacing	30 feet o.c. average	20-30 feet o.c. average
Lighting Spacing	Not applicable	40 feet o.c. average
WALKWAY		
Width	6 feet	6 feet
Type	Sidewalk	Sidewalk

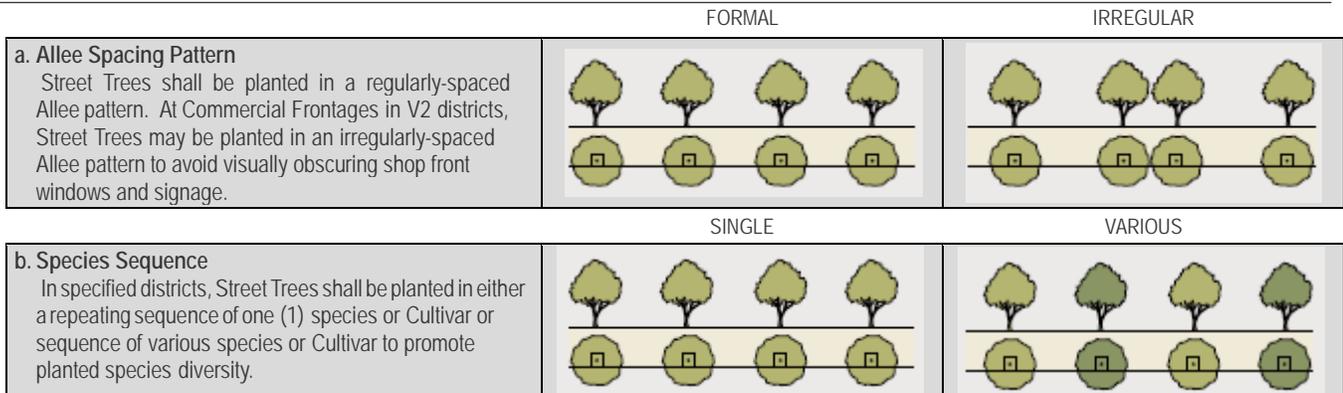
# PART EIGHT: 8940 Public Realm - Thoroughfares

TABLE AL-6.4 ADVISED STREET TREE LIST<sup>1</sup>

Species name (Botanical Name)	TREE CANOPY CHARACTERISTICS				GENERAL
	SHAPE	DENSITY	MATURE HEIGHT (ft)	MATURE DIAMETER (ft)	
Chinese Pistache ( <i>pistachia chinensis</i> )		full	35	35	spectacular red, red-orange fall color; heat, drought and soil tolerance; pest resistant. A near perfect shade tree for one-story buildings
Fern Leaf Pine ( <i>podocarpus gracilior</i> )		full	60	40	prized shade tree in parks, campuses and around residences with space for large trees
Canary Island Pine ( <i>pinus canariensis</i> )		full	60	40	very young plants are gawky, but soon outgrow their awkward phase; drought tolerant but needs water; resistant to oak root fungus
Aleppo Pine ( <i>pinus halepensis</i> )		full	45-60	45-60	most useful in poor soils and arid climates; can be found for cooler, moister gardens; standard desert pine; sometimes bothered by mites
Jakaranda ( <i>jacaranda acutifolia</i> )		open	30	40	turns brilliant shades of purple in autumn; prized shade tree in parks, campuses, and around residences with space for large trees
Iron Bark ( <i>eucalyptus sideroxylon</i> )		open	75-200	45	used singly as screening or street tree; fluffy pink flowers from fall to late spring; grows fast
Evergreen Pear ( <i>pyrus kawakamii</i> )		open	75-200	45	white flowers appear in winter and early spring; may become broad, sprawling shrub or multitrunked small tree; tolerant of many soils
White Birch ( <i>betula alba</i> )		open	20-40	40	not ideal shade tree; poor drought tolerance; gray powdery bloom
Lacebark (Chinese) Elm ( <i>ulmus parvifolia</i> )		full	40-75	30-75	canopy can become vase shaped; dark green in summer, yellow to reddish-purple in fall; peeling trunk bark exfoliates in combinations of grey, green, orange, and brown color
Maidenhair Tree ( <i>ginkgo biloba</i> )		full	25-50	25-35	tolerates drought, heat, and poor soils; tolerates moderate drought and moderate wetness; grows slowly in hot and dry climates
Coast Live Oak ( <i>Quercus agrifolia</i> )		full	40-75	40-60	adapted to relatively warm, wet winters and dry summers; tolerant of various soil types;
Crape Myrtle ( <i>lagerstroemia indica</i> )		open	40-50	20-35	canopy can become vase shaped; peeling trunk bark exfoliates in combinations of grey and light brown color; spring foliage is light green tinged bronze red; fall foliage is yellow, orange or red

Note: i The Alpine DRB may approve street trees not listed in Table AL-6.4

TABLE AL-6.5 STREET TREE PLANTING PATTERNS

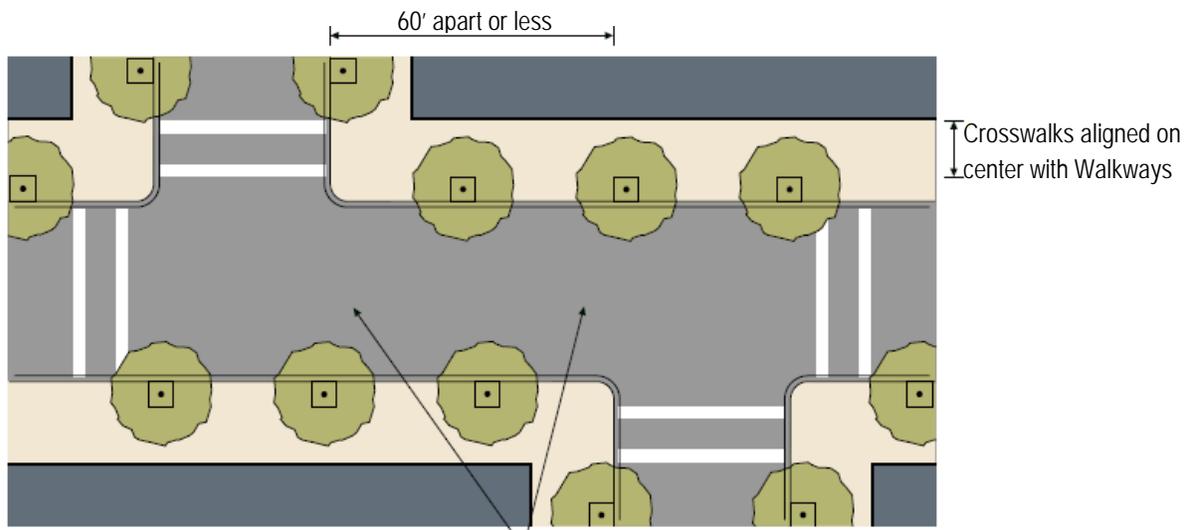


PART EIGHT: 8940 Public Realm - Thoroughfares

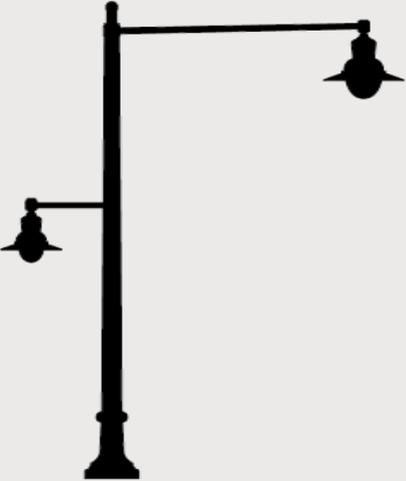
TABLE AL-6.6 PEDESTRIAN CROSSINGS (ILLUSTRATIONS FOR ADVISORY PURPOSES)

	UNMARKED	MARKED	MARKED
<b>Crosswalk Assembly</b> The principle variables are the type, dimension and angle of markings, the intersection type, and marking materials			
Total Width	—	10 feet	10 feet
Stripe Width	—	1 foot	1 foot
Transverse Line Offset	—	10 feet o.c.	—
Longitudinal Line Offset	—	—	3 feet o.c.
Special Locations	—	—	School Zones
Intersection Type	Yield, Stop	Stop, Signal	Stop, Signal

TABLE AL-6.7 CROSSWALK PLACEMENT



No inner Crosswalk or curb-ramp for off-set intersections less than 60 feet apart

TABLE AL-6.8 PUBLIC LIGHTING	
	SPECIFICATIONS
	<p>Main Street Standard</p> <p>Head: Memphis Luminaire, or equivalent</p> <p>Pole: 16 foot Tapered Fluted Steel</p> <p>Base: 20" square x 36" high</p> <p>Signage: Alpine Village Logo cast into top ring</p> <p>Lamp Source: High-Pressure Sodium</p>
	<p>Main Street Intersection Standard</p> <p>Head: Memphis Utility Series Luminaire, or equivalent Memphis Pedestrian Luminaire, or equivalent</p> <p>Pole: 20 foot North Yorkshire Pole</p> <p>Base: 20" square x 36" high</p> <p>Signage: Alpine Village Logo cast into top ring</p> <p>Lamp Source: High-Pressure Sodium</p>

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8860 Definitions

## PART EIGHT: 8950 *Definitions*

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### A

Address Sign:	A sign, generally applied to a building wall that displays a building's address.
Allee:	A regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.
Alley:	A narrow service access to the rear of more urban buildings providing service areas, parking access and utility easements. Alley surfaces should accommodate for trucks, dumpsters, and drainage.
Apex:	The highest point of a sign as measured from the point on the ground where its structure is located, or, if no sign structure is present, from the point on the ground directly below the sign itself.
Arcade:	A Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade of the First Story remains at the Frontage Line.
Attic:	The interior part of a building contained within a pitched roof structure.
Avenue:	A Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between places within a Town Center, and usually equipped with a landscape median.
Awning Sign:	Lettering applied directly on the Valance or other vertical portion of an awning.

### B

Band Sign:	A sign that is attached flat on the exterior front, rear, or side wall of any building or other structure. (Syn: wall-mounted sign, fascia sign)
Bicycle Lane:	A dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.
Bicycle Route:	A Thoroughfare suitable for the shared use of bicycles and automobiles moving at slow speeds.
Bio-retention Swale:	Mimics the filtration properties of natural vegetation, planted tracks located adjacent to paved roads or other impervious areas that produce stormwater sheet flow.
Blade Sign:	A sign mounted on the building Facade, projecting at a 90-degree angle. (Syn: projecting sign).
Block:	An aggregate land area circumscribed by Thoroughfares.
Block Face:	The aggregate of all Primary Frontage Lines, or alternatively the building Facades, on one side of a Block.
By-Right:	Characterizing an entitlement that complies with regulations of this Section and is permitted and processed administratively, without a public hearing.

### C

Canopy:	The extent of the outer layer of leaves of an individual tree or group of trees.
Civic:	The term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government transit, religious, and municipal parking.
Civic Art:	See Public Art.
Civic Building:	A building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit and municipal parking, or for use approved by the Development Authority. A Civic Building is owned by a municipal or governmental body.
Civic Space:	An outdoor area permanently dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, size, landscaping and surrounding buildings.
Civic Sub-District:	Designation for public sites dedicated for Civic Buildings and/or Civic Space.
Clearance:	The height above the walkway, or other surface if specified, of the bottom edge of an element.
Commercial:	The term collectively defining workplace, Office, Retail, and Lodging Uses.
Commercial Street	A local urban Thoroughfare of low speed and capacity primarily fronted by Commercial building Uses.
Commercial Unit:	An enclosed indoors space providing complete, independent facilities for one Commercial business.
Common Yard:	A planted Private Frontage wherein the Facade is set back from the Frontage Line. The yard is visually continuous with adjacent yards.
Concrete Paver Block:	Cast or pressed concrete pavers are solid blocks set on a surface with joints that leave open spaces between units.
Coordinated Frontage:	A condition where landscape and paving of Public Frontage and Private Frontage are coordinated as a single, coherent design.
Corner Lot:	A lot at the intersection of two thoroughfares and has a Primary and Secondary Frontage on each thoroughfare.
Cottage Business:	Non-Retail Commercial enterprises located either within a Primary Building or in an Outbuilding.

## PART EIGHT: 8950 Definitions

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Courtyard	The placement of a building within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios.
Crosswalk:	A path across the vehicular lands of a Thoroughfare distinctly indicated for pedestrian crossing by lines or other surface markings or by change in the surface material.
Crushed Gravel/Stone:	Any non-bound and/or natural aggregate material spread over soil and used for paving.
Cultivar:	A cultivated variety of Street Tree; deliberately selected for its desirable physical characteristics.
Curb:	The raised edge of the vehicular pavement used to channel storm water to incorporated drainage.
<b>D</b>	
Detention Basin:	Commonly known as a dry pond to store stormwater after a rainfall, but remain dry all other times.
Development Permit:	an application to improve the entitlement of development rights in the County of San Diego.
Drive:	A thoroughfare along the boundary between a developed and a natural condition, usually along a waterfront or a Park. One side has Public Frontage characteristics of a Thoroughfare, while the other has the qualities of a Road or a parkway.
Driveway:	A vehicular lane within a Lot, often leading to a garage.
Duplex:	A building with two (2) side by side units on a Lot.
Dwelling:	Any building or portion thereof that is designated for residential Use.
<b>E</b>	
Edgeyard:	The placement of a building within the boundaries of its Lot to create an Edgeyard around the building, with Setbacks on all sides.
Effective Turning Radius:	The measurement of the turning radius at a corner taking parked cars into account.
Elevation:	An exterior wall of a building not along a Frontage Line (see Facade).
Encroach:	To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.
<b>F</b>	
Facade:	The exterior wall of any building oriented toward or set along a Frontage Line (see Elevation).
Facade Alignment:	The orientation of the Facade in relation to the Primary Frontage Line of a Lot.
Fenestration:	The design and placement of windows on a building.
Fenestration Calculation:	Required Fenestration shall be calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the Facade for the story of a building under calculation.
Frontage:	The area between a building Facade and the vehicular lanes of a Thoroughfare, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.
Frontage Line:	A Lot line bordering the Public Frontage and where minimum Lot Width is measured. Facades facing Frontage lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.
Focal Point:	The visual termination of a long stretch of Main Street. The point of termination should be an architecturally significant building reflection of Ramona's Sub-Area community character.
<b>G</b>	
Gallery:	An attached cantilevered shed or a lightweight colonnade extending from a building Facade to overlap the Sidewalk.
Grassed Cellular Plastic:	Comprised of manufactured plastic lattices that may be filled with aggregate for planting materials that stormwater percolates through and into the soil below.
Grated Tree Well:	Incorporating street trees into sidewalks to collect and store stormwater runoff and assist with infiltration.
Gymnasium Facility:	An indoor and/or shaded outdoor facility that provides organized recreational space and administrative space for both Commercial and non-commercial ownership.
<b>H</b>	
Hardscape:	A level, formal landscaped exterior space utilizing pavers or paving and planting(s) to define the surface area.

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### L

Landscaped Tree Well:	Trees have exposed soil to receive water to collect and store runoff and assist in infiltration of stormwater in parking lots and on sidewalks.
Layer:	A range of depth of a Lot within which certain elements are permitted.
Lightwell:	A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements.
Liner Building:	A building specifically designed to mask a Parking Structure from a Frontage.
Live-Work:	A Mixed-Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity.
Lodging:	Premises available for daily and weekly renting of bedrooms.
Longitudinal:	A type of pavement marking with lines set parallel to the Public Frontage, repeating in a sequence across the entire width of the vehicular lanes of a Thoroughfare to demarcate a pedestrian Crosswalk.
Lot:	A parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine its grain (i.e., fine grain or coarse grain) of the urban fabric.
Lot Line:	The boundary that legally and geometrically demarcates a Lot.
Lot Width:	The length of the Primary Frontage Line of a Lot.

### M

Main Civic Space:	The primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.
Main Street:	A Commercial Thoroughfare type intended for the aggregation of Commercial buildings on the abutting Lots.
Main Street Frontage:	A Zoning District designation that strictly prohibits residential building Frontages from fronting along the entirety of Main Street.
Marquee:	A structural feature of a building that provides shelter and sign space.
Meeting Hall:	A building available for gatherings, including conferences that accommodate at least one room equivalent to a minimum of ten (10) square feet per projected dwelling unit within the Pedestrian Shed in which it is located.
Message Board:	A sign with changeable text. Non-electronic Message Boards typically consist of letters attached to a surface within a transparent display case. Electronic Message Boards typically have a fixed or changing message composed of a series of lights.
Mulch:	A protective covering consisting of organic materials customarily used in landscaping and placed around plants to retain soil moisture, retard erosion, shield roots from freezing, and inhibit weed growth.

### N

Nameplate:	A sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.
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### O

Office:	A building with an entire floor used primarily for providing leasable workplace and working space primarily for administrative and managerial workers.
Open Space:	Land intended to remain undeveloped; it may be used for Civic Space.
Outbuilding:	A building usually located toward the rear of the same Lot as a Primary Building such as a garage, carport, or workshop and may include an Accessory Unit.
Outdoor Display Case:	A sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.

### P

Parking Structure:	A building containing one or more Stories of parking above grade.
Passage:	A pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.
Pathway:	Non-motorized, multi-use soft-surfaced facilities of decomposed granite, located within a parkway or at the edge of a public road right of way intended to serve as transportation and recreation purposes for

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	pedestrians, equestrians and bicyclists.
Paver:	A masonry block of various materials and/or size.
Pervious Asphalt:	An open aggregate bound with a black solid or semi-solid substance distilled from a petroleum byproduct to allow water to flow through.
Pervious Concrete:	Consisting of cement (usually Portland), aggregate (usually gravel), water and admixtures.
Planter:	A three (3) feet deep recessed soil bed provided for the planting of Street Trees and kept open to air and water flow through landscaping or permeable Pavers.
Playground:	An Open Space designed and equipped for the recreation of children.
Plaza:	A Civic space type designed for Civic purposes and Commercial activities in the more urban Sub-Districts, generally paved, spatially defined by buildings, and internal to or part of a Block.
Pocket Park:	A Civic Space type of limited size available for unstructured recreation and may be designed as a playground; normally located internal to a Block.
Primary Building:	The main building on a Lot.
Primary Frontage:	The Private Frontage designed to bear the address and Principal Entrance(s) of a building.
Principal Entrance:	The main point(s) of access for pedestrians into a building or unit within a building.
Private Frontage:	The area of a private Lot between the Facade of a building and the Public Frontage (see First Layer). To be measured from Property Line.
Project:	An application to process a Development Permit within the Alpine Village Core public and private areas.
Public Frontage:	The area between the edge of the vehicular lanes of a Thoroughfare and the Frontage Line of private Lots and Civic Spaces.
Public Furniture:	Equipment owned and/or provided by the Village of Alpine for the comfort or convenience of pedestrians.
Public Infrastructure:	Installations needed for the functioning of human settlements, including but not limited to transportation and communications systems, and water and power lines.
Public Lighting:	A type of Public Infrastructure necessary for the illumination of Public Frontages and Thoroughfare intersections.
Purification Biotope:	Artificially created ecosystems or habitat that is homogenous with local environmental conditions to facilitate the growth of specific plants and animals.
<b>R</b>	
Rain Garden:	Man-made or natural depression that temporarily retains stormwater that is planted with specific vegetation to filter water before it percolates back into the ground.
Rearyard:	The placement of a building within the boundaries of its Lot to create a Rearyard, leaving the rear of the Lot as private space or available for dedicating parking.
Religious Assembly:	A facility operated by a religious organization for worship, or the promotion of religious activities with a maximum capacity in the assembly area of more than 50 people.
Retention Basin:	Designed to hold the same level of water at all times and resembles a pond.
Rowhouse:	A single or multi-unit building that shares a party wall with another of the same type and a Facade along 100% of the Frontage Line.
<b>S</b>	
Setback:	The area of Lot measured from a Lot Line to the nearest permissible location of a Primary Building, Secondary Building, or Outbuilding, excluding Encroachments.
Shared Parking:	An accounting for parking spaces which are available to more than one Function.
Shared Use:	Multiple Uses within the same building, consolidated vertically and/or horizontally into a single structure.
Sharrows:	A symbol painted on the Travel Lane to demarcate routes to guide both cyclist and automobiles to 'share' the lane.
Sidewalk:	A type of Walkway paved with concrete or Pavers.
Sidewalk Sign:	A movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians. (Var: sandwich board, A-frame sign.)
Sideyard:	The placement of a building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side.
Signage:	Any commercial or public display sign that has a business or product name, logo or trademark.
Square:	A Civic Space designed for unstructured recreation and Civic purposes, circumscribed by Thoroughfares,

## PART EIGHT: 8950 *Definitions*

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	spatially defined by building Frontages, and consisting of Paths and/or Sidewalks, lawn and trees, formally disposed.
Stabilization Mat:	A tightly woven grid of plastic cells manufactured in large rolls and generally a thin material covered with soil or lawn.
Stoop:	An exterior stair and landing leading to an elevated first Story of a building.
Stormwater Facility:	Any facility, improvement, development, or property made for controlling storm water quantity and quality.
Story:	A habitable level within a building, excluding an Attic or raised basement.
Stone/Rip Rap Channel:	Drainage ditches that contain large rocks to slow the flow of stormwater.
Streetscreen:	A freestanding wall or landscape screen built along the Frontage Line, or coplanar with the Facade. Streetscreens mask a parking lot from a Thoroughfare, provide privacy to a sideyard, and/or strengthen the spatial definition of the public realm. Accompanied structures include trellis, landscape screen, stone or masonry wall.
Street Tree:	A canopy tree planted within the furnishing zone of the public frontage as an element of a thoroughfare assembly.
Substantial Modification:	Alteration to a building, excluding the interior, that is valued at more than 50% of the market value of the entire building.

### T

Terminated Vista:	A location at the axial conclusion of a Thoroughfare. A building located at a visual termination point.
Thoroughfare:	A way for use by pedestrian and vehicular traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and Public Frontage.
Traffic Calming:	Main Street intersections should emphasize slow speeds and the management of conflicts through appropriate traffic controls and improved visibility. Such strategies include lane narrowing, on-street parking, sidewalk bulb-outs, and surface variation and textures.
Trail:	A multi-purpose pathway traversing the countryside or along a corridor/thoroughfare. Trails should connect directly with the sidewalk network linking Main Street to the region. Classifications include Class I through Class III per County Standards.
Transect:	A cross-section of the environment showing a range of difference habitats. The Transect of human habitat types used in this Code is divided into six Transect Districts. These districts describe the physical form and character of a place, according to the form and intensity of its land use and Urbanism.
Tree, Canopy:	A woody plant with an expected mature height of thirty feet or more.
Tree, Ornamental:	A woody plant with an expected mature height of thirty feet or less.

### V

Valance:	The portion of an awning that hangs perpendicular to the Sidewalk.
Variance:	A grant of relief from the requirements of this Section in deviation from the regulations and standards prescribed to permit construction that would otherwise be prohibited.
Vegetative Purification Bed:	Treats and store moderate amount of stormwater with a combination of plan material, san filtration and cycling water through the media purifies the water in the bed.
Vegetative Swale:	Open and very shallow man-made depressions that filter and collect runoff to treat small quantities of stormwater.

### W

Walkway:	The section of the Public Frontage dedicated exclusively to pedestrian activity.
Window Sign:	A sign placed or painted on the interior of a Shopfront window or the window of a business door.

### Z

Zoning Map:	The official map or maps that are part of the zoning ordinance and delineate the boundaries of individual Districts and Sub-Districts. See Regulating Plan (see Village Core Districts, Civic District and Thoroughfares).
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