

ORDINANCE NO. 10348 (NEW SERIES)

**AN ORDINANCE ADOPTING DESIGN REVIEW CHECKLISTS FOR THE ALPINE VILLAGE CORE FORM BASED CODE, RAMONA VILLAGE CENTER FORM BASED CODE, AND RAMONA COMMUNITY DESIGN REVIEW AREA;
POD11-010; POD11-012; REZ14-002**

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

Section 1. The Design Review Checklists for the Alpine Village Core Form Based Code, Ramona Village Center Form Based Code, and the Ramona Community Design Review Area are hereby adopted as attached hereto as Exhibit A, and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Section 2. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the Daily Commerce, a newspaper of general circulation published in the County of San Diego.

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




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

The above Ordinance was adopted by the following vote:

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

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

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By 

Elizabeth Miller, Deputy



Ordinance No. 10348 (N.S.)

07-30-14 (2)

EXHIBIT A



County of San Diego – Alpine Village Core Form Based Code Checklist

8901 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.

8903 SITE PLAN 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 §8904.
- 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 §8903 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.
- 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.



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

ALPINE GENERAL DEVELOPMENT STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8913 Lots				
a.	Lot Lines abutting a Thoroughfare shall be known as a Frontage Line as per Table AL-2.0.	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)	AL-3.0 AL-4.0		
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 guidelines in §8913.f.i-iii:	AL-2.0		
f.i	First Layer - The area of a Lot from any Frontage Line to the Facade of the Primary Building.			
f.ii	Second Layer - The area of a Lot set behind the first Layer to a depth of 8 feet.			
f.iii	Third Layer - The area of a Lot set behind the second Layer and extending to the rear Lot Line.			
8914 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.			
8915 Building Placement				
a.	Front, Side and Rear Setbacks control the spatial enclosure of Thoroughfares and Civic Spaces, and are coordinated by district according to §8911 Intent.	§8911		
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.			



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

ALPINE GENERAL DEVELOPMENT STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8916 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.	AL-V1		
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.			
8917 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.			
8918 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.	AL-2.1		
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.	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 §8903.	AL-2.2 §8903		
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.	AL-2.2		
g.	Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.			



*County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist*

8920 ALPINE VILLAGE CORE (AL-V1) DISTRICT:				
The AL-V1 Core District consists of the most developed land within the community 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.				
AL-V1 CORE DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8921 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).	AL-2.1		
8922 Building and Land Use				
a.	Permitted Uses for Lots designated as AL-V1 are listed on Table AL-1.0.	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.			
8923 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.	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.			
8924 Building Placement				
a.	Buildings shall be set back in relation to the boundaries of their Lots as specified on Table AL-3.0.	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.			



*County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist*

AL-V1 CORE DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8925 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.	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.	AL-3.0		
8926 Storm Water Management				
a.	Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table AL-2.1).	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).	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).			
8927 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.	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.	AL-3.1		



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

AL-V1 CORE DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8927 Private Frontages				
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).	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).	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 §8905.	§8905		
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.			
8928 Signage				
a.	Permitted signage types shall conform to the specifications of Table AL-3.2.	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).	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).	AL-3.2.a 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.			



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

AL-V1 CORE DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8928 Signage				
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 (§8905).	§8905		
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.			
8929 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.	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.			
B.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322.	§6322		
8930 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.	AL-3.3		
c.	All Fencing fronting Alpine Boulevard shall not exceed three (3) feet in height; all others shall not exceed six (6) feet.			



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

AL-V1 CORE DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8930 Fencing				
d.	Fencing materials shall be subject to the requirements in §8930.d.i-v:			
d.i	Landscaped or landscaped with post hedges shall be setback 18 inches from property line.			
d.ii	Split Rail, Post, stone and brick may be painted or have a natural finish.			
d.iii	Picket, metal and stucco fencing materials should have a painted finish.			
d.iv	Combined Fencing materials shall have heavier materials below the upper lighter materials.			
d.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 diagramed on Table AL-3.3.j and §8932.h-i:	AL-3.3.j §8932.h-i		
e.	Streetscreens shall be located along the Primary and Secondary frontage line of the second Lot Layer.			
e.i	Streetscreens should be of a similar design to the adjacent Building Facade or Landscape material and pattern.			
e.ii	Streetscreen should continue the vertical planes of the adjacent Building Façade(s).			
e.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.			
e.iv	Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.			
8931 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscape Reference 8970)				
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.	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.	AL-6.4		
d.	Parking and landscaped areas shall utilize §8926 Stormwater paving, channeling, storage, and filtration techniques.	§8926		
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.	§86.701		



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

AL-V1 CORE DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8931 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscape Reference 8970)				
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.	§8926.h.i-iv apply to landscaping within the public right-of-way:			
h.i	A maintenance agreement or assessment district is required to ensure ongoing maintenance requirements are met.			
h.ii	Root barriers are required to avoid interference with underground utilities and paved areas.			
h.iii	Tree canopy along Alpine Boulevard should be planted approximately every 40 feet on average.			
h.iv	The Street Tree theme and species on Alpine Boulevard should be Alpine DRB approved theme trees.			
8932 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).	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.			



*County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist*

AL-V1 CORE DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8932 Building Design Standards (From Building Base to Roof)				
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).	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 additional requirements in §8932.r.i-vi and as listed in Table AL-3.4 Alpine Boulevard Design Standards Illustrations, provided for illustrative purposes only:	AL-3.4		
r.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.	AL-3.4.d		
r.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.	AL-3.4.b		
r.iii	Principal Entrances for buildings with no Front yard setback shall be recessed 24 to 36 inches.			
r.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.	AL-3.4.c		
r.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.			
r.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.	AL-3.4.b		



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

ALPINE VILLAGE EDGE (AL-V2) DISTRICT			
The AL-V2 Edge District 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 create an increased sense of spatial definition.			
AL-V2 EDGE DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)
8941 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).	AL-2.1	
8942 Building and Land Use			
a.	Permitted Uses for Lots designated as V2 are listed on Table AL-1.0.	AL-1.0	
b.	Buildings may combine two (2) Uses.		
8943 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.	AL-4.0	
8944 Building Placement			
a.	One (1) Primary Building and one (1) Outbuilding may be built on each Lot as specified on Table AL-4.0.	AL-4.0	
b.	Buildings shall be setback in relation to the boundaries of their Lots as specified on Table AL-4.0.	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.		
8945 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.	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.	AL-4.0	



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

AL-V2 EDGE DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8946 Storm Water Management				
a.	Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table AL-2.1).	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).	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).			
8947 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.			
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.			



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

AL-V2 EDGE DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8947 Building Design Standards (From Building Base to Roof)				
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.			
8948 Private Building Frontages				
a.	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.	AL-4.1		
b.	Awnings may Encroach within the Public Sidewalk as specified on Table AL-4.1	AL-4.1		
c.	All Facades shall be glazed with clear glass no less than 30% of the first Story.			
d.	Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.			
8949 Signage				
a.	Address, Awning, Blade, Nameplate, Outdoor Display Case, Window and Yard Signs shall be permitted.			
b.	Band Signs shall only be permitted on ground floor Commercial Uses.			
c.	Permitted signage types shall conform to the specifications of Table AL-4.2.	AL-4.2		
d.	Signage shall be externally illuminated by down or angled shielded lighting.			
8950 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 1.0 foot-candle level.			
c.	All lighting shall use full cutoff - fully shielded - luminaries.			



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

AL-V2 EDGE DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8950 Lighting				
d.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322.	§6322		
8951 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.	AL-4.3		
c.	Fencing materials shall be subject to the requirements in §8951.c.i-v:			
c.i	Landscaped or landscaped with post hedges shall be setback 18 inches from property line.			
c.ii	Split Rail, Post, stone and brick may be painted or have a natural finish.			
c.iii	Picket, metal and stucco fencing materials should have a painted finish.			
c.iv	All Fencing shall not exceed 6 feet in height.			
c.v	Combined Fencing materials shall have heavier materials below the upper lighter materials.			
8952 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscape Reference 8970)				
a.	The first Lot Layer should not be paved, with the exclusion of Driveways as specified in §8951.c and walkways leading to Principal Entrances.	§8951.c		
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.	AL-6.4		
c.	Parking and landscaped areas shall utilize §8946 stormwater paving, channeling, storage, and filtration techniques.	§8946		
d.	Shrubs should be of medium sized, low creeping variety and shall include a specific list of species as recommended by the Alpine DRB.			



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

ALPINE VILLAGE CIVIC (AL-CD) DISTRICT The AL-CD Civic District 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.			
AL-CD CIVIC DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA) See Comment Sheet
8961 Building and Land Use			
a.	Permitted Uses for Lots designated as CD are listed on Table AL-5.0.	AL-5.0	
b.	If the current Civic District, a Post Office, is ever replaced for Private Development purposes, §8940 AL-V2 Edge District development standards shall apply.	§8940	
8962 Signage			
a.	All signage shall be allowed by Exception		
8963 Landscape			
a.	Parking and landscaped areas shall utilize §8965 stormwater paving, channeling, storage and filtration techniques.	§8965	
8964 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.	AL-5.1	
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.	AL-5.0	
8965 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.		



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

	AL-CD CIVIC DISTRICT	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	8965 Storm Water Management			
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).			
	8966 Building Design Standards (From Building Base to Roof)			
a.	Civic Buildings shall be permitted by Exception.			

PUBLIC REALM: THOROUGHFARE DESIGN STANDARDS				
	PUBLIC REALM: THOROUGHFARE DESIGN STANDARDS	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	8971 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 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.			
	8972 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.			



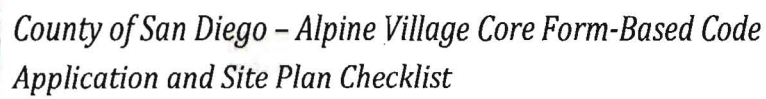
County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

PUBLIC REALM: THOROUGHFARE DESIGN STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8973 Public Frontage				
a.	Public Frontage for each Thoroughfare type shall be designed according to abutting zoning district(s) as specified on Map AL-5.	AL-5		
b.	Public Frontage includes the requirements in §8973.b.i-ii:			
b.i	The Furnishing Zone provided to accommodate Street Trees, Public Infrastructure and Public Furniture.			
b.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.	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.	AL-6.1 AL-6.2 AL-6.3 AL-5		
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.	AL-6.5		
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.	AL-6.1 AL-6.2 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.	AL-6.8		
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.	AL-6.8		
l.	At two T Intersections less than 60 feet apart, Crosswalks shall be located as illustrated on Table AL-6.7.	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.	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.			



County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist

PUBLIC REALM: THOROUGHFARE DESIGN STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8974 Private Frontage Development Improvement requirements				
a.	Construction improvements expected by private development (Based on 2013 cost estimates for 50-foot wide Lots on avg.) comply with requirements in §8974.a.i-viii:			
a.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).			
a.ii	Public Furniture: One (1) Street Light every 50-feet on center only on Lots abutting Main Street Frontage Line (\$3,500).			
a.iii	Furnishing Zone: 5 - 15 feet wide (10-feet on average) Landscape, ground cover and shrubs (\$1,250).			
a.iv	Walkway: 5 - 8 feet wide along the Primary and Secondary frontage of Lots in AL-V1 and AL-V2 (\$7,500).			
a.vi	Curb/Gutter pan: 1 foot wide for 50 feet Lot width, along Public Frontage Line abutting Main Street Frontage Line (\$1,250).			
a.vii	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).			
a.viii	Time Line: DPW Final Map requirements should be made by 30 days of application approval by Director.			
b.	Fees Schedule: Reserved (TBD)			



Example:

#	Comment on Checklist Standard
---	-------------------------------

Page 19 of 20



*County of San Diego – Alpine Village Core Form-Based Code
Application and Site Plan Checklist*

Applicant hereby agrees to comply with the applicable design review checklist standards and all applicable Federal, State, and Local laws and regulations for the life of the project, or until modified by a subsequent development approval.

Applicant

Date

The Alpine Community Planning Group hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Alpine Planning Group

Date

The Alpine Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Alpine Design Review Board

Date

Project and Property Owner Information:

APN: _____ **Project Address:** _____

Owner's Name: _____ **E-mail:** _____ **Phone:** _____

Owner's Mailing Address: _____

Agent's Name: _____ **E-mail:** _____ **Phone:** _____

(If applicable)

Agent's Mailing Address: _____

Brief description of the project: _____

APN(s): _____



County of San Diego – *Ramona* Design Review Checklist

SITE LAYOUT DESIGN GOALS

- Demonstrate an overall design integrity and a serious attempt to contribute to the beauty and harmony of the community.
- Contribute to the community's design objectives.
- Develop compatible relationships to the land forms, building placement, and existing open spaces of neighboring properties.
- Respect the existing views, privacy, quiet, and sun and light exposure of neighboring properties.
- When land use or development patterns require a project to be different from its neighbors, provide a transition from existing to new development by careful placement and massing of buildings, well-designed planting patterns and other means.
- The degree to which neighboring sites and buildings must be considered in the design of a new project will depend upon the value, architect and quality and estimated tenure of improvements on the neighboring property, as well as the particular requirements of the new project. While a firm rule for design is not possible, every new proposal should demonstrate that it has considered the contextual influences of neighboring properties and has made a diligent effort to orchestrate careful relationships between old and new.
- Preserve the historic character of Old Town Ramona.
- Preserve or recreate the architectural character of Main Street buildings as they looked from the 1890's to early 1920's.
- Maintain the traditional pattern of buildings facades located on the front property lines along Main Street.
- Encourage pedestrian traffic by maintaining friendly pedestrian scale and traditional "Main Street" building patterns.
- Locate parking lots away from Main Street.
- Every project should demonstrate that it has considered the positive influence of neighboring properties and has made a diligent effort to maintain and enhance historic Main Street building patterns.
- Provide shade from summer sun, natural ventilation, and other measures to maximize energy efficiency and human comfort.



County of San Diego - Ramona
Design Review Checklist

SITE LAYOUT DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Location & Orientation				
1	The arrangement of buildings, open spaces, and landscape elements is equivalent to adjacent sites. Equivalent elements include shared driveways, aligned parking lot driveways, common pedestrian open space, connected internal sidewalks, and similar building location, scale, and design. (See illustration for guidance)	C2(p50)		
2	In the Main Street District, the project maintains the Street Wall with zero setbacks on the front property line. Where provided, gaps in the Street Wall created by recessed pedestrian courtyards or other areas facing the street not more than 12 feet deep do not exceed 50% of the building's façade. (See illustration for guidance)	B2.1(p38)		
3	In the Ramona Village Side Streets, buildings are set back at least 15 feet from property lines. The setbacks provide a planted or pedestrian area. (See illustration for guidance)	B3.1(p45)		
4	In the commercial areas outside the Ramona Village, buildings are set back at least 10 feet from the property lines; 15 feet from Main Street property line from 10 th to Etchevery Street.	C.1(p49)		
5	Retail and pedestrian oriented activities are located at the street level.	B2.1(p39)		
6	The project provides entrances along the street. (See illustration for guidance)	B2.1(p39)		
7	Parking, blank walls, and non-active uses are not located along the street.	B2.1(p39) B3.1(p46)		
8	Buildings are organized around courtyards or in clusters to create onsite usable open spaces, as defined in Section 1100 of the Zoning Ordinance.	A1.5(p15) C.1(p49)		
9	Covered and trellised outdoor usable open spaces (as defined in Section 1100 of the Zoning Ordinance) such as porches, loggias, trellises, and colonnades are provided. (See illustration for guidance)	B2.2(p42)		
10	Secondary pedestrian entrances are located at the rear of the building near alley and parking facilities.	B2.1(p39)		
11	Sidewalks in front of new buildings have a paving material and pattern that is either equivalent to a predominant pattern already existing in the neighborhood or 1 that is equivalent to an extension of the building's design character.	C.2(p51)		
Parking Lot Location, Access & Connections				
12	The project parking areas are not located between the building and the street. They are located to the rear of the buildings and property.	B2.1(p39) B3.2(p46) C.1(p49) D.5(p55)		
13	Parking lot access is provided from alleys. If not possible, then access is provided from rear yards, then side streets, and lastly from the primary frontage street.	B2.1(p39) B3.2(p46)		
14	Pedestrian and vehicular linkages to adjacent development are provided via connecting sidewalks, common entrance driveways, linked and aligned streets, driveways, and common service/delivery areas. (See illustration for guidance)	B2.1(p40) B3.2(p46) C.2(p50)		



County of San Diego - Ramona
Design Review Checklist

ARCHITECTURAL DESIGN GOALS

- While no 1 architectural style is desired, architectural elements that are rustic and characteristic of rural buildings are strongly preferred.
- Respect the scale of the community with regard to the apparent height and width of new buildings.
- Building form, mass, and elevations should be articulated to create interesting roof lines, shadow patterns, and architectural detailing.
- Buildings should incorporate natural landscape features as design elements.
- Minimize commercial building prototypes and encourage building design that is compatible with the special character of Old Town Ramona.

ARCHITECTURAL DESIGN STANDARDS

Guideline
Reference

Plot Plan Complies
(Y/N/NA)
See Comment
Sheet

Building Form & Massing

15	The project is equivalent to the height of adjacent structures through adjustment of the height of a wall, cornice, or parapet line to be equivalent to an adjacent building, or by placing window lines, belt courses, or other horizontal elements in a place or pattern that reflects equivalent elements on neighboring buildings where equivalent to these guidelines. (See illustrations for guidance)	B2.2(p40)		
16	Long continuous wall planes (longer than 50 feet) are avoided. Building elevations over 50 feet in length incorporate changes in plane and architectural features. (See illustrations for guidance)	A2.1(p16)		
17	Every building provides shade and shadow via offsets, projections, roof overhangs, and recesses. (See illustrations for guidance)	A2.1(p17)		
18	Changes in roof pitch and adjacent heights are accompanied by plan offsets. (See illustrations for guidance)	A2.1(p17)		
19	Building entrances are visible through the use of porches, loggias or arbors.	A2.5(p20)		

Multi-Building Projects

20	Individual buildings and structures in multi-building developments have an equivalent design.	A2.2(p18)		
21	Facades and roof lines facing streets, parking areas, and residential neighbors are equivalent throughout the development in design, color, and materials.	A2.2(p18)		
22	Rear facades, if visible from public streets or neighboring properties, are finished in a quality, color, and material equivalent to the principal sides of the building(s).	A2.2(p18)		

Elevations and Building Façade Materials

23	Building material changes intersect with an architectural element, such as a chimney, projection, or pilaster. (See illustration for guidance)	A2.3(p18)		
----	--	-----------	--	--



County of San Diego - Ramona
Design Review Checklist

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
24	<p>Project uses 1 or more of the following building materials:</p> <ul style="list-style-type: none"> • Brick, adobe brick, and native stone • Concrete and concrete masonry with textured surfaces and earth tone color (brown, tan, green, or grey) • Wood siding • Cement plaster (stucco) • Exposed timber structural members 	A2.3(p18)		
25	<p>The project does not use any of the following building materials:</p> <ul style="list-style-type: none"> • Large areas of glass (longer than 50 feet), except at pedestrian level store fronts • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple)) glazed masonry • Glass curtain walls 	A2.3(p18)		
26	Windows and doors are recessed to create shadow lines.	A2.5(p20) B2.2(p41)		
27	Main Street buildings have covered walkways or other forms of shaded base on street facing facades that are equivalent to the dimensions and configuration of adjacent development. (See illustration for guidance)	B2.2(p42)		
28	Corner buildings in the Main Street district use corner entries. (See illustration for guidance)	B2.2(p42)		
29	False fronts (as opposed to parapets) are no taller than the equivalent of 1 ½ story.	B2.2(p42)		
30	In the Main Street District, street facades are equivalent to the scale, height, and width of surrounding buildings, and reinforce the traditional 50-foot lot and building width. (See illustration for guidance)	B2.2(p40)		
31	In the Main Street District, building form, mass, and elevations use roof lines to create shadow patterns.	B2.2(p41)		
32	In the Ramona Village, the clear glass area is greater than 50% of the façade on the first floor, and less than the first floor on the second floor. (See illustration for guidance)	B2.2(p41)		
33	When a rear or side of building is used as an entry or is visible from the street, it has the equivalent architectural treatment as the front elevation.	B2.2(p41)		
Roof Forms				
34	Sloped roofs over 50 feet in length have a break in plane or other treatments that break up the continuous lines and surface. (See illustration for guidance)	A2.4(p19)		
35	Outside of the Ramona Village, gabled, hip, or shed roof forms at a moderate to steep pitch (4:12 and greater) are proposed.	A2.4(p19)		
36	Eaves and roof overhangs (2'6" and greater) create shadow lines and reduce the amount of sunlight striking glass surfaces.	A2.4(p20)		
37	When flat roofs are necessary in commercial and industrial buildings, shed roofs or trellises covering exterior walkways or loggias are proposed. (See illustration for guidance)	A2.4(p19)		



County of San Diego - Ramona
Design Review Checklist

	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
38	<p>Roof materials are any of the following:</p> <ul style="list-style-type: none"> • Clay tile • Concrete tile • High profile composition shingles (laminated shingles made from fiberglass and asphalt, and textured to give a three dimensional look) with a shadow line • Fire treated wood shakes and shingles, if Class "C" • Standing seam or corrugated metal 	A2.4(p20)		
39	<p>The project does not use any of the following roof materials:</p> <ul style="list-style-type: none"> • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple)), brightly colored (red, orange, or yellow) glazed tile or highly reflective surfaces 	A2.4(p20)		
40	Main Street District, parapets or end gables face the street. (See illustration for guidance)	B2.2(p41)		
	Fences and Walls			
41	Fences and walls over 3 feet high which face public streets provide a landscaped buffer at least 5 feet deep on the street facing side of the wall. For residential projects, when solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 50 foot intervals. (See illustration for guidance)	A2.7(p21)		
42	Walls on sloping terrain are stepped at regular 50 foot intervals to follow the terrain	A2.7(p21)		
43	<p>Wall and/or fencing materials are from the following list of materials:</p> <ul style="list-style-type: none"> • Native stone • Masonry or masonry with cement plaster finish • Cement plaster over framing • Wrought iron • Wood • Brick 	A2.7(p21)		
44	<p>None of the following wall and/or fencing materials are allowed:</p> <ul style="list-style-type: none"> • Chain link or open wire, except where heavily screened by landscape • Corrugated metal • Bright colored (red, orange, or yellow) plastic or plastic coated materials • Reed materials 	A2.7(p22)		



County of San Diego - Ramona
Design Review Checklist

LANDSCAPE DESIGN GOALS				
<ul style="list-style-type: none"> Planting design should reflect Ramona's rural character and expand throughout the community the pattern of tree-lined streets. Plant selection should recognize the importance of water conservation and emphasize drought tolerant plant species. Native or naturalized plants are encouraged. Other planting should be encouraged only if they become drought tolerant following short establishment periods. Landscaping provides color, fragrances, and screening that enhance a project's rural appearance. Retain as many health native oak and other significant trees as possible. 				
LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Plant Selection Guide and Landscape Manual				
45	Plants have been selected based upon the recommendations of the Ramona Plant Selection Guide of the Ramona Design Guidelines (Appendix A) and the County Water Efficient Landscape Design Manual.	A3.1(p24) Appendix A (p73)		
46	Site areas not used for building, parking, or other designated functions are landscaped.	A3.2(p24)		
47	All public right-of-way areas between a newly developed property and the existing sidewalk or street edge should be landscaped.	A3.3(p24)		
Design Concepts				
48	Proposed street trees meet the requirements of the Street Tree Planting Guide for the specific street segment where the project is located (see Appendix B).	A3.1(p23) B2.3(p43) B3.3(p47) Appendix B (p76-77)		
49	24 inch square tree grates protect roots from pedestrian traffic.	B2.3(p43)		
50	Project proposes shrubs beneath the trees (rather than lawn or ornamental ground covers).	A3.1(p24)		
51	Shrubs that grow at least 30 inches in 2 years are proposed.	A3.1(p24)		
52	The use of turf grasses is limited to parks or other active use areas.	A3.2(p24)		
Preservation of Significant Trees				
53	No oak tree (any tree of the quercus genus with a trunk more than 12 inches in diameter as measured 4-½ feet above the root crown) or any tree with any two trunks having a combined diameter of at least 16 inches as measured 4 ½ feet above the root crown will be removed.	A4.1(p25)		
54	No significant tree (any tree with a trunk more than 12 inches in diameter as measured 4-½ feet above the root crown; or any tree with any two trunks having a combined diameter at least 8 inches in diameter as measured 4-½ feet above the root crown) will be removed.	A4.1(p25)		



County of San Diego - Ramona
Design Review Checklist

LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Perimeter & Parking Lot Landscaping				
55	In the Ramona Village Side Streets District, street trees are planted at 25 feet on center. Roots are protected from pedestrian traffic.	B3.3(p48)		
56	At least 5% of the internal parking areas greater than 6,000 square feet are planted with trees and shrubs.	B3.3(p47) D.6(p58)		
57	There is a minimum of 5 feet between the perimeter of the parking lot and the building and from rear and interior side property lines.	B3.3(p47) D.6(p58)		
58	1 tree is provided for every 300 square feet (1:500 in Industrial areas) of total area: <ul style="list-style-type: none"> In the Ramona Village Side Streets District, between the parking lot and front or side street In side and rear yards, where provided In commercial areas outside of the Ramona Village, in the 15 foot deep Landscaped Street Edge Zone In all Multi-family yards 	B3.3(p46) D.6(p58) E.4(p61)		
59	1 tree is provided for every 200 square feet of total area (1:100 square feet for Commercial Development outside of the Village) between the interior property line and edge of the parking lot.	B3.3(p47) C.3(p52) E.4(p62)		
60	Every parking space is located within 30 feet of the trunk of a tree.	B3.3(p47) C.3(p52) D.6(p58)		
61	All required trees are a minimum of 24-inch box size.	B3.2(p46) C.3(p52) D.6(p58) E.4(p61)		
62	All shrubs provide a visual screen of a minimum of 30 inches (5 feet in Industrial areas) in height after 2 years growth: <ul style="list-style-type: none"> Between the building and street property line in the Ramona Village Between the parking lot and front or side street property line In side and rear yards 	B3.3(p47) D.6(p58) E.4(p61)		
63	The project provides a 15 foot landscaped street edge zone (20 feet with the Right-of-Way (ROW)) along front and side streets for: <ul style="list-style-type: none"> Village Side Streets Main Street (10th and Etchevery Street) Multi-family Projects Industrial Projects 	B3.1(p45) C.1(p49) D.5(p55) D.6(p57) E.1(p60)		
64	A 10 foot landscaped street edge zone (15 feet with the ROW) along front and side streets for Commercial Development Outside of the Village is provided.	C.1(p49)		
65	Where an industrial parking area abuts a commercial or residential use, or where a commercial lot abuts residential use or residentially zoned property, a solid 6 foot fence or wall is provided within the interior side or rear yard planting area. There is a minimum 4 foot wide landscaped area between the fence or wall and parking area.	B3.3(p47) E.4(p62)		



County of San Diego - Ramona
Design Review Checklist

LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
66	Industrial storage yards and service areas are screened from public view by plantings along, or in combination with walls or fences.	E.3(p61)		
67	In industrial projects, all fences and walls are set back at least 20 feet from the front and side street property lines.	E.3(p61)		
68	Roof top equipment is screened from view and or enclosed in a housing which is equivalent to the architecture of the main building, or painted to be equivalent to the roof color.	E.3(p61)		

SIGNAGE DESIGN GOALS

- Signs in Ramona should be designed to communicate in a simple, clear and uncluttered manner. They should be in character with the neighborhood they are in and the buildings and uses they represent.
- All signs should be a minimum size and height to adequately identify a business and the products or services it sells.
- Signage is designed to be carefully integrated with the site and building design concepts to create a unified appearance for the total development.
- Signs, including neon signs, in Old Town Ramona reflect the signage typical of the 1890's and 1920's.

SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
69	Sign illumination is external, shielded top mounted, downward directed light source shielded from view, and projects light on to the sign face only.	A6.1(p29)		
70	All signs and sign components are limited to 3 colors in addition to black and white.	A6.1(p29)		
71	Signage is equivalent in location and design throughout the development.	A6.1(p29)		
72	No sign, other than a sign installed by a public agency, is located in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Ramona Village.	A6.1(p30) B2.5(p44)		
73	No sign is located above the highest portion of the building.	A6.1(p30) B2.5(p44)		
74	Sign posts and other structural elements are made of wood or metal with a white, black, earth tone (brown, tan, green, or grey) or clear stain finish.	A6.1(p29)		



County of San Diego - Ramona
Design Review Checklist

	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Permitted Sign Types			
75	<p>The project signage is 1 or more of the following types:</p> <ul style="list-style-type: none"> • Awning Valance: A sign or graphic attached to or printed on an awning's valance (not permitted in multi-family) • Monument: A sign supported by 1 or more uprights or braces on the ground, not exceeding 4 feet in height (not permitted in the Ramona Village) • Hanging: A sign attached to and located below any eave, canopy, or awning (not permitted in multi-family) • Kiosk: A freestanding structure which has 1 or more surfaces, not exceeding 8 feet in height (not permitted in multi-family) • Projecting: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall (not permitted in multi-family) • Wall: A sign affixed directly to an exterior wall or fence • Window: A sign affixed to or behind a window, no larger than 25% of the window on or behind which it is displayed (not permitted in multi-family) • Single Pole Hanging Sign: A sign which is suspended from a horizontal arm which is attached to a pole no higher than 6 feet in height (See illustrations for guidance) 	A6.2(p30)		
	Prohibited Signs Types			
76	<p>The Project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> • Roof and parapet signs (except on a building parapet located in the Main Street District) • Plastic signs, except where plastic is used only as raised letters • Back-lit signs • Pole signs over 10 feet high • Portable or mobile signs • Signs which cover or interrupt architectural features 	A6.2(p31)		



County of San Diego - Ramona
Design Review Checklist

SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Commercial and Industrial Development				
77	<p>Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have 1 frontage):</p> <ul style="list-style-type: none"> For frontages up to 100 lineal feet, the total sign area is limited to $\frac{3}{4}$ square foot of sign area per lineal foot of building frontage, to a maximum of 65 square feet of tenant signage For frontages over 100 lineal feet, the total sign area is limited to $\frac{3}{4}$ square foot of sign area per lineal foot of building frontage, to a maximum of 90 square feet of tenant signage For projects with more than 1 tenant, the following additional signage does not exceed: <ul style="list-style-type: none"> 1 sign to identify the complex allowing 1 square foot of sign area per lineal foot of total project frontage up to 75 square feet 1 building directory sign not exceeding 10 square feet in size may be allowed at each public entrance 	A6.3(p31)		
78	Letter and symbol height is limited to 12 inches, and up to a maximum of 18 inches for signs located more than 100 feet of a public right-of-way respectively.	A6.3(p31)		
79	Kiosk signs are limited to 8 feet in height and only used on private property and incorporated into the design of a courtyard or other pedestrian space.	A6.3(p31)		
Multi-Family Residential Development				
80	Project signage is 1 or more of the following sign types: Wall, Single Pole Hanging, or Monument.	A6.3(p31)		
81	There is no more than 1 sign per multi-family residential development entry from a public street or road.	A6.3(p31)		
82	Sign area is limited to 10 square feet for projects of less than 25 dwelling units, and 25 square feet for projects with 25 or more dwelling units.	A6.3(p31)		
Main Street District Signage				
83	Neon signs are mounted on solid backing.	B2.5(p44)		
84	No sign length exceeds 50% of the building façade.	B2.5(p44)		



County of San Diego - Ramona
Design Review Checklist

LIGHTING DESIGN GOALS				
<ul style="list-style-type: none"> Lighting should be used efficiently to aid safety, security and to complement architectural character without intrusion into adjacent properties, roadways and the night sky. 				
	LIGHTING DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Prevent Glare, Preserve Night Sky			
85	All outdoor lighting is directed downward.	A7.1(p32)		
86	Outdoor service area lighting does not spill onto adjacent areas.	A7.1(p32)		
87	All outdoor lighting fixtures are cutoff and shielded to prevent direct view of the light source and keep the light out of the viewer's line of sight. At least 90% of the light is projected below an angle of 80 degrees. No outdoor light is projected above the horizontal plane passing through the lowest light-emitting point of the fixture.	A7.1(p32)		
	Low, Even Levels			
88	Outdoor lighting is for safety and security purposes only.	A7.1(p32)		
	Size, Color & Materials			
89	Overhead luminaires in commercial parking areas are not more than 20 feet high and direct light away from public streets and adjoining properties.	A7.2(p32)		
90	All luminaires in residential parking areas are 15 feet or less in height.	A7.2(p32)		
91	Overhead walkway lighting is mounted on bollards or short posts between 8 to 12 feet in height and has shatter proof coverings.	A7.3(p32)		
92	In the Main Street District, the Old Town Ramona historic streetlight fixture is used. (See illustration for guidance)	B2.4(p43)		



County of San Diego - Ramona
Design Review Checklist

BUILDING EQUIPMENT AND SERVICES GOALS

- Carefully locate and design building equipment and service to minimize visual impact on public streets and neighboring properties.

BUILDING EQUIPMENT AND SERVICES DESIGN STANDARDS

Guideline
Reference

Plot Plan Complies
(Y/N/NA)
See Comment
Sheet

93	Where alleys exist, locate all service areas, delivery entrances, loading docks, and refuse facilities off of the alley.	A8(p33)		
94	In commercial developments, service and loading areas are separated from main circulation and parking areas.	A8(p33)		
95	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas, and neighboring properties. The screen for trash containers is of durable materials that are equivalent to the architecture of the principal buildings.	A8(p33)		
96	Utility meters are located in service or screened areas.	A8(p33)		
97	Exterior surface mounted utility boxes are designed, painted, or screened to be equivalent to the design of the buildings to which they are attached.	A8(p33)		
98	Mechanical equipment, roof mounted equipment satellite dishes, communication devices, and other equipment is concealed from view of public streets, adjacent properties, and pedestrian oriented areas.	A8(p33)		
99	The design of solar panels is equivalent to the architectural design of the building to which the solar panels are attached, or the solar panels are otherwise screened.	A8(p33)		



County of San Diego - Ramona
Design Review Checklist

MULTI-FAMILY RESIDENTIAL DEVELOPMENT GOALS

- Orient as many dwelling units as possible toward the street.
- Minimize the impacts of parking on the residential character of the street.
- Provide useable open space.
- Provide landscaping which enhances the feeling and scale of residential streets and properties.

MULTI-FAMILY DESIGN STANDARDS

Guideline
Reference

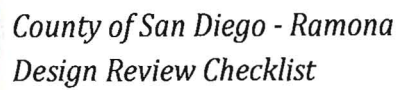
Plot Plan Complies
(Y/N/NA)
See Comment
Sheet

100	A minimum 15 foot (20 foot with ROW) planted front yard setback is provided along all front and side street property lines. (See illustration for guidance)	D.1(p53) D.6(p57)		
101	The dwelling units facing the street have entries with front porches or entry patios or terraces are provided on the street.	D.2(p53)		
102	Living spaces are on the ground floor or not more than ½ stories above ground level.	D.2(p54)		
103	100 square feet of Group Usable Open Space, as defined in Section 1100 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> • Concrete and asphalt are not used • At least 1 children's play area of 400 square feet for the first 25 units, plus 100 square feet for each additional 25 units is provided. 	D.3(p54)		
104	100 square feet of Private Usable Open Space, as defined in Section 1100 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> • Private spaces have a minimum dimension of 8 feet • Ground level spaces are screened from public view • Living spaces open directly onto outdoor spaces 	D.4(p54)		
105	Garage doors do not face a public street, except to a side street when located on corner lots with less than 100 feet of frontage.	D.5(p55)		
106	Projects with a common enclosed parking garage have no more than 1 garage door that opens toward the street.	D.5(p55)		
107	Carports and garage design is equivalent to the architecture of the principal building.	D.5(p55)		
108	Views to parking areas are screened from public streets, adjacent properties, and usable open space areas, as defined in Section 1100 of the Zoning Ordinance.	D.5(p55)		
109	Surface parking lots are designed as Parking Courts not more than 10 spaces deep, and set back from the street property line by a 20 foot planted front yard. A Parking Court is a landscaped parking area containing a maximum of 20 parking spaces. (See illustration for guidance)	D.5(p55)		
110	There are not more than 10 continuous perpendicular or angled parking spaces without a pocket at least 1 space wide planted with at least 1 tree. (See illustration for guidance)	D.5(p56)		
111	New roads are planted with street trees.	D.6(p57)		
112	Landscaped pockets are provided between adjacent double garage doors.	D.5(p56)		



County of San Diego - Ramona
Design Review Checklist

INDUSTRIAL DEVELOPMENT GOALS				
<ul style="list-style-type: none"> • Provide a Landscaped Street Edge Zone • Screen Roof Top Equipment, Storage Yards and Parking Lots 				
INDUSTRIAL DEVELOPMENT DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
113	The project provides a 20-foot deep Landscaped Street Edge Zone along the front and side street property lines composed of plantings, earth berms, and/or low walls, exclusive of storage yards, loading areas, parking, or similar uses. (See illustration for guidance)	E.1(p60)		
114	Offices and equivalent scale elements are oriented towards the street.	E.1(p60)		
115	The exterior wall materials use earth-toned colors (brown, tan, green, or grey) and texture such as precast concrete, brick, split faced block or ribbed metal wall systems.	E.2(p60)		
116	Building entrances are located at the street frontage.	E.2(p60)		
117	The project does not expose long (longer than 50 feet) blank walls to the street.	E.2(p60)		
118	When long walls (longer than 50 feet) are necessary and visible from off-site, visual relief is provided through use of pilasters, reveals, colors and material changes, or plan offsets.	E.2(p60)		
119	Varying building heights are used to define different functions such as office and warehousing.	E.2(p60)		
120	Where large flat roofs (longer than 50 feet) are visible, parapets are used and roof aggregate is earth tone (brown, tan, green, or grey) in color and covers the entire roof surface.	E.2(p61)		
121	Metal roof systems use earth tones (brown, tan, green, or grey); and are not bright-colored (red, orange, or yellow), reflective, nor unpainted galvanized metal.	E.2(p61)		
122	Storage yards and service areas are screened from view using plantings along or in combination with fences or walls.	E.3(p61)		
123	All fences and walls are setback at least 20 feet from the front and side street property lines.	E.3(p61)		



Example:

#	Comment on Checklist Standard
---	-------------------------------

[illegible]



*County of San Diego - Ramona
Design Review Checklist*

Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County's Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Ramona Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner's Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(If applicable)

Agent's Mailing Address: _____

Brief description of the project:



County of San Diego – Ramona Village Center Administrative Checklist

GENERAL PROVISIONS

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

- a. Where the provisions of a section of the San Diego County Zoning Ordinance is 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 denote 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.

8703 SITE PLAN 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 §8704.
- 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 and 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 §8703.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 plan 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.
- d. An existing building that does not conform to the provisions of this Section is considered non-conforming and may be continued in such Land Use until a Site Plan Permit is requested, at which time the provisions of this Section shall apply.



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)				
		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8715 Colonnade Intent	The Colonnade is centered on Main Street between Etcheverry Street and Pala Street. The name is in reference the colonnade of tall Eucalyptus trees along Main Street that creates the character defining experience of arriving in Ramona. The development pattern in this area is newer to the area with freestanding rural buildings that are commercial along Main Street with single-family residences to the north and south of Main Street. Etcheverry Street is planned to accommodate for a trail and/or pathway.			
a.	The Colonnade Sub-Area shall preserve its grand row of mature Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-of-Way. Direct highway access shall be limited to maintain tree colonnade.			
b.	New development will assist in under-planting suitable replacement trees to assure that a tree canopy is maintained.			
c.	The Colonnade Sub-Area development regulations are intended to maintain its current more rural detached building development patterns with commercial buildings along Main Street surrounded by single-family residential housing.			
d.	Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Frontage types to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer (§8721).	§8721		
e.	The Colonnade building height is limited to two (2) stories and 35 feet maximum height.			
fi.	The Colonnade Public Frontage intention: A Type D Special Pathway is setback from Main Street in order to preserve the colonnade of eucalyptus trees along Highway 67 that allows for equestrian, biking and pedestrian access.			
fii.	Only the RM-V5 area shall allow vehicles parked curbside on Main Street for adequate pedestrian movement.			
fiii.	Curb cuts should be eliminated and minimized to 1 per block in order to allow the continuity of the eucalyptus trees.			
fiv.	Common Easements should be coordinated to provide access for buildings in order to maintain the colonnade, such as shared parking facilities and access lanes between mid-block parcels.			
g.	All trails, pathways, parking areas and open spaces should allow for permeable surfaces.			
h.	Public Art should be allowed on all public and private buildings and spaces.			
i.	Development or rebuilding of one or two family dwellings on a single Lot and associated accessory structures located in the RM-V3 are exempt from the provision of the Ramona Village Center Plan (§8702).	§8702		
	Table 1.0 Colonnade Sub-Area General Design Standards – Access Patterns	1.0		
	Table 1.1 Colonnade Sub-Area General Design Standards - Buildings	1.1		



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)			
<p>8717 Paseo Intent The Paseo is located at the 'bend' of the road along Main Street between Pala Street and Highway 78/10th Street to the east. The Paseo is a reference to the need for connectivity between the established neighborhoods to the south and Santa Maria Creek to the north. Intended to be the Civic core to include the Post Office, Sheriff Station, Courts, Library and parks. Also intended to be the Commercial core, the private development pattern in this area consist of freestanding and attached commercial centers and under-developed lots located along Main Street. Attached multi-family housing units are to be located to the north and south of Main Street. All new development proposals should demonstrate that it has considered the positive influences of the neighboring properties and made a diligent effort to build within the Paseo towards the historical Main Street patterns existing in the Old Town Sub-Area. Montecito Road, 14th Street, 13th Street/Maple Street, 10th Street/Pine, Walnut Street and the Santa Maria Creek Greenway are planned to accommodate for a trail and/or pathway.</p>		Section/ Tables	Site Plan Complies (Y/N/NA) See Comment Sheet
	a.	The Paseo is intended to be the main development area in the Village Center.	
	b.	The Paseo is intended to link the Santa Maria Creek Greenway with Main Street and surrounding neighborhoods through new parks (see Public Civic Standards), streetscapes, and trails (see Public Thoroughfare Standards).	
	c.	With each new development, the current conventional suburban development pattern (commercial strip centers behind parking lots) is intended to transition into a contemporary Main Street with development patterns and character similar to the Old Town Sub-Area (attached multi-story buildings fronting onto Main Street).	
	d.	The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Use building entrances to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer.	§8721
	e.	The Main Street Focal Point is intended to allow for three (3) stories and 45-feet height limit at those specific Lots located on important Focal Points on Main Street. Everywhere else is limited to two (2) stories and 35-feet maximum height.	§8727 1.9
	f.	Santa Maria Creek 100 year Flood Plain is defined by Zoning District RM-V1.	
	gi.	Paseo Public Frontage intention: Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.	
	gii.	The sidewalks should be sufficiently wide to allow for adequate pedestrian movement to allow for street furniture in the public frontage Furnishing Zone.	
	giii.	Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.	
	giv.	Streetlights and Signage to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics.	§8743 2.6.k §8741 2.7
	h.	A shared parking area/facility should be incorporated into large-scaled, over 15-acres, private development plans.	
	i.	Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceeds 75 linear feet along the Main Street Frontage Residential Restriction Line.	§8737.d §8749 2.9
	j.	Allow for permeable surfaces in all parking areas in combination with trees to perform as storm water facilities.	
	k.	Public Art shall be allowed on all public and private buildings and spaces.	
Table 1.2 Paseo Sub-Area General Design Standards – Access Patterns		1.2	



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)				
Table 1.3 Paseo Sub-Area General Design Standards – Access Patterns		1.3		
a. b. c. d. e. f. gi. gii. giii. giv. h. i. j. k.	8719 Old Town Intent The Old Town is centered on Main Street between 10th Street and 3rd Street to the east. Freestanding and attached mixed-use residential buildings are located to the north and south of Main Street. Collier County Park is the area's oldest and the Old Town has a memorable role in the history and development of San Diego County. This history is recorded in many of the built structures still remaining from Ramona's early years. New development should recognize, respect, preserve and be compatible with existing significant built elements of Ramona's history found in the Old Town Sub-Area. 10th Street, 7th Street, Main Street, 3rd Street and the Santa Maria Creek Greenway are all planned to accommodate for a trail and/or pathway. The Old Town Sub-Area is the historical center of Ramona Area. This place is intended to be preserved as a historically significant place as well as a commercially viable Village Center.	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	The Old Town Sub-Area is the historic center of Ramona intended to be preserved as a historically significant place as well a commercially viable Village Center.	§8723 §8737.d §8729		
	The Old Town is intended to connect a working Main Street to the surrounding neighborhoods and Santa Maria Creek Greenway, Ramona Community Park and Collier County Park.			
	With each new development, the current traditional development pattern (buildings fronting the street with parking in the rear of the Lot) shall be respected in order to preserve Main Street and the existing character of Old Town Ramona.			
	The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses to front onto Main Street. All Residential Unit entries shall be accessed from the second and third Lot Layers.	§8723 §87237.d §8729		
	The Main Street Focal Point is intended to allow for three (3) stories and 45 feet maximum height limit at specific Lots located at key places along Main Street. Everywhere else is limited to two (2) stories and 35 feet maximum height.			
	The Santa Maria Creek 100 years Flood Plain is defined by Zoning District RM-V1.			
	Old Town Public Frontage intention: Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.			
	The sidewalks should be sufficiently wide to allow for adequate pedestrian movement to allow for street furniture in the public frontage Furnishing Zone.			
	Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.			
	Streetlights and Signage to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics.	§8743 2.6.k §8741 2.7		
	A shared parking area/facility should be incorporated into an Old Town Main Street Management Program.			
	Shared Civic Spaces shall be incorporated into every new private development plan that exceeds 75 linear feet along the Main Street Frontage Line.	§8749 2.9 §8723.a		
	Allow for permeable surfaces in all parking areas in combination with trees to perform as storm water facilities.			
	Public Art shall be allowed on all public and private buildings and spaces.			
Table 1.4 Old Town Sub-Area General Design Standards – Access Patterns		1.4		
Table 1.5 Old Town Sub-Area General Design Standards – Access Patterns		1.5		



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)				
8720 Zoning Districts				
The following Districts are established under the provisions of this Section:				
ai.	The Natural Zoning District (RM-V1) consists of land subject to the Santa Maria Creek Greenway Master Plan and is intended to approximate a open, undeveloped condition to be reserved as Natural Space.			
aii.	The Rural Zoning District (RM-V2) consists of mostly underdeveloped or agricultural lands with little spatial definition to outdoor spaces, if any.			
aiii.	The Edge Zoning District (RM-V3) consists of lightly developed land that is primarily rural residential, equestrian and agricultural in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.			
aiv.	The General Zoning District (RM-V4) consists of moderately developed land that is generally residential in character, but permits an appropriate level of Shared-uses. Moderate setbacks and Lot coverage by new buildings creates an increased sense of more formal spatial definition.			
av.	The Center Zoning District (RM-V5) consists of the most developed land and establishes a Main Street sense of place. Shallow setbacks, high Lot coverage and multi-story buildings create a very formal spatial definition.			
vi.	The Civic Zoning District (RM-CD) 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.			
8721 Lots in Multiple Zoning 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.			
8723 Lot				
a.	Lot lines abutting a Thoroughfare shall be known as a Frontage Line as per Table 1.7.	1.7		
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 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 RM-V Zone).			
e.	Where multiple Lots are aggregated under single ownership, the side Setbacks between assembled Lots may be eliminated.			
fi.	Lots shall be regulated according to three horizontal Layers as shown on Table 1.7 and according to the following guidelines: First Layer: The area of a Lot from any Frontage Line o the Facade of the Primary Building.			
fii.	Second Layer: The area of a Lot set behind the first Layer to a depth of 20 feet.			
fiii.	Third Layer: The area of a Lot set behind the second Layer and extending to the rear Lot Line.			
8725 Building Placement				
a.	Front, Side and Rear Setbacks control the spatial enclosure of Thoroughfares and Civic Spaces, and are coordinated by district according to 8711 Intent.	§8711		



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)				
b.	Buildings shall be positioned within the designated setbacks of their Lots to create Freestanding Rural Building(s) or Attached Compact Building(s) as indicated for each district as generally illustrated on Table 1.7, 1.8 and 1.9.	1.7 1.8 1.9		
c.	Primary Building Facades shall be built parallel to the Frontage Line of a Lot in order to ensure buildings face the street.			
d.	Lot coverage by buildings and impermeable surfaces shall be regulated as a percentage of each Lots area.			
e.	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 Build-out abutting the Primary Frontage thoroughfare.			
8727 Building Height				
a.	Permitted building heights shall be measured in number of Stories (Floors) and maximum height.			
b.	Stories may not exceed 16 feet in maximum height from ground floor to upper floor.			
c.	Upper Stories may not exceed 14 feet in maximum height from upper floor to upper floor.			
d.	Maximum height limit is 35 feet, except on five (5) Lots located in the RM-V5 Zoning District within the Paseo and Old Town Sub-Areas identified by a Focal Point to allow three (3) Stories and 45 feet maximum height limit (see Maps 4 and 5).	Map 4-5		
e.	Height is measured by the vertical distance from the adjoining sidewalk average to the highest point of a flat roof or the maximum height of the highest gable of a pitched or hipped roof. Mechanical equipment shall be screened from sidewalk view.			
f.	Purposely built steeples, masts belfries, clock towers, water tanks and windmills only shall not exceed a maximum 45 feet height limit and/or not to exceed 35% of the maximum building height.			
8729 Private Frontages				
a.	Building Encroachments are permitted to extend into the First Lot Layer of any Lot by a specific percentage as indicated for each Zoning District per each Zoning District's Public Encroachment Table.	1.10		



**County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist**

VILLAGE ZONING DISTRICTS (V-ZONES)

- Regulations on land and buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- Ramona Village Center design standards for Sub-Areas, T-Zone Districts, Thoroughfares and Civic Spaces are coordinated to establish distinctive physical environments at the scale of the lot, block, street, and neighborhood.
- Distinct physical environments provide meaningful choices in living, working, shopping and recreating for citizens with differing physical, social, and emotional needs.
- Ramona V-Zone Districts control physical development at the scale of the lot, coordinating the form and intensity.
- Provide access to daily needs within close proximity to dwellings is provided by permitting a mixture of Land Uses within each Ramona Village Center Sub-Area and individual buildings so that residents may choose to live, work, shop, and recreate within walking distance to their home.
- Thoroughfares contribute to the health, safety, and general welfare of citizens. Design conflicts between vehicular and pedestrian movement shall be decided in favor of both pedestrians and equestrians.
- Coordinate a network of inter-connected trails and pathways for pedestrians, equestrians, bikers, and hikers throughout the greater Ramona region and Village Center. A connected network of Trails and pathways along Santa Maria Creek and within existing and new streets is of great interest to the community as a whole.

RAMONA DESIGN REVIEW BOARD STANDARDS

**Section/
Tables**

**Site Plan Complies
(Y/N/NA)
See Comment
Sheet**

8730 RM-V5 Center Zoning District

The Center Zoning District (RM-V5) consists of the most developed land and has a Main Street character. Shallow setbacks, high Lot coverage, and multi-level buildings creates a strong spatial definition of outdoor spaces

8731 Lots

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary Thoroughfare.

8732 Building and Land Use

- a. Permitted Uses for Lots designated as RM-V5 are listed on Table 2.0.
- b. A Primary Building may share up to three (3) Uses.
- c. Residential Uses, and related Private Frontages and Encroachments are not allowed within the ground floor Story on a Lot abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Center Zoning Map, Old Town, Paseo and Colonnade Sub-Area Maps,
- d. Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.

8733 Parking and Storage

- a. All parking areas and garages shall be located in the third Lot Layer as illustrated on Table 2.4.D.
- b. Vehicular entrances to parking lots, garages and structures shall be no wider than twenty-four (24) feet at the Lot Frontage.



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
c.	Open parking areas shall be masked from view at the Public Frontage by a Building, Fence, Landscape and/or Streetscreens.			
d.	Pedestrian exits from all parking areas accessing a non-residential building use, should exit towards the Lot Frontage Line(s).			
e.	The minimum number of parking spaces required for each Use is specified on Table 2.1. Parking requirements shall only be adjusted as specifically indicated in this Section.	2.1 2.2		
f.	Commercial Uses under 3,000 square feet in the Old Town Sub-Area shall be exempt from all parking space requirements.			
g.	The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided on-site, within the Lot. Off-site parking along the thoroughfare should be used for guests and visitors.			
h.	For Lots with more than one Use (i.e. Shared-Uses), 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 2.2.	2.2		
i.	Determination of required parking for Use combinations not listed on Table 2.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8700.	2.1 §8700		
j.	The Shared-Use Parking multiplier may be used to reduce the total number of parking spaces required for combination of Uses listed on Table 2.3.	2.3 2.4.D		
k.	Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.			
l.	Outdoor Storage, Loading and Service Areas shall be located in the second and third Lot Layers on Table 2.4.D Parking and Storage Diagram.	2.4.D		
m.	Outdoor Storage shall be completely enclosed by a minimum six (6) feet to maximum eight (8) fence covered by a solid or opaque material, with the exclusion of Agricultural Equipment Storage Uses.			
n.	Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.	§8705.b.		
8734 Building Placement				
a.	Lot coverage by buildings shall be a maximum of 90% of the Lot area.	2.4		
b.	Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 70% for two (2) combined Lot areas, and 60% for three combined Lot areas.	1.7		
c.	Facade Build-out of Primary Building shall be a minimum of 80% of the Lot's width at the Front Setback.	2.4		
d.	The Principal Entrance of any Primary Building shall be oriented towards the Primary Frontage Line.	2.4.B / C		
e.	In the Colonnade Sub-District only, the Principal Entrance of any Building should be oriented towards Main Street within the first and second Lot Layer.			
f.	The habitable living area of an Accessory Unit within an Outbuilding shall not exceed 576 square feet.			
g.	In the Colonnade Sub-District only, the side setback shall be a minimum of 15 feet and maximum 30 feet.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8735 Building Height				
a.	The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height, except on Lots identified as Focal Points on the Paseo and Old Town Sub-Area Maps that may be up to three (3) floors and 45-feet (see Table 2.4.A).	2.4.A 1.9		
b.	The maximum height of all Outbuildings shall be two (2) floors and 25-feet maximum height (see Table 2.4.A).	1.9 2.4.A		
8737 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscape Reference 8850)				
a.	The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern.			
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 2.9.a-e.	8.6		
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 8.7 for Canopy Tree species and characteristics.	§8737 8.7		
d.	Parking and landscaped areas shall utilize §8739 Stormwater paving, channeling, storage, and filtration techniques.	2.9.a-e §8739		
e.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.	§86.701		
f.	Refer to County Regulatory Ordinance §86.701 and Landscape Design Manual.	§86.701		
g.	Shrubs should be of medium size, low creeping variety and shall include Callandra, Ceanothus, Grevillea species, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosporum, Photinia, Pyracantha, Rapiolopsis, Rhus and Ribes species.			
8739 Storm Water Management				
a.	Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table 3.4.d).	3.4.d.		
b.	Pervious Paving techniques shall be used where possible for Driveways, 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.			
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.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
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).			
8740 Private Frontages				
a.	Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 1.7	1.7		
b.	Open Porches, Common Yards, 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 2.5.	2.5		
c.	Awnings, Arcades and Galleries may Encroach within the Public Sidewalk Frontage 100% of its depth and shall clear the Sidewalk vertically by at least eight (8) feet as specified on Table 2.5	2.5		
d.	A first Story Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Sidewalk. First Story Lodging primary access is not allowed on a Lot with a Main Street Frontage Line designation.	Map 2		
e.	Buildings with a first Story Commercial Use shall have a zero-step Principal Entrance, and the work quarters of Home Businesses shall not be visible from the Main Street Frontage Line.			
f.	Loading docks and service areas shall be permitted on Secondary Frontages by Exception §8705.			
g.	Existing Buildings with a ground floor Commercial Use may use the first Lot Layer for outdoor seating and dining.	§8705		
h.	Any building on the north side of Main Street in Old Town (§8719) shall have a window covering, such as a Gallery, Awning or window hood attached to the south facing exterior wall of its Primary Frontage (Table 2.5.c-e) within the first Lot Layer.	§8719 2.5.c-e 2.4.b		
8741 Building Design Standards (From Building Base to Roof)				
a.	The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco as illustrated on Table(s) 1.1, 1.3, and 1.5 and follow this general pattern:	1.1.a 1.3a 1.5a		
a.i.	Building wall materials shall be combined on each Facade horizontally with the heavier materials placed below lighter materials, with the lightest materials on top.	2.6.f 1.1a 1.3a 1.5a		
b.	The color palette for each distinct property should have its paint-able elements painted different colors from any other property on either side of the block on which they are located, or if on a corner, also painted different from properties immediately across the street. Painted building colors should follow this general pattern:			
b.i	Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes. Note: Ramona Design Review Board recommends referencing Sherwin-Williams Historic Collection Classical, Arts & Crafts, and Victorian exterior palette.			
b.ii	Soil-based colors are a subset of materials-based colors and result from using earth as a building material.			
b.iii.	Bright or highly reflective colors, except on rooftops, shall not be used.			



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
c.	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 follow this general pattern:			
c.i	Doorways without exterior shading are recessed from the plane of the Façade or Elevation of a building a minimum of two (2) inches in depth for every one (1) foot in height.	2.6.d		
d.	All window openings, including Porches, Galleries, and Arcades, shall be square or vertical in proportion, excluding Shop Front windows for Commercial Uses (Table 2.6.a) and follow these general patterns:	2.8.h		
di.	All ground floor Facades shall be glazed with clear glass no less than 30% of the first Story.	2.6.a 2.6.b		
dii.	Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70% of the first Story.	2.6.c		
diii.	Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.	2.6.f		
div.	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.	2.6.j		
dv.	The open window transom area on a Store Front is not included in the front Window Fenestration calculation.	Maps 3-5		
e.	Shutters, if present, shall be exactly 1/2 the width of the window they cover and shall be operational. Shutters shall be constructed of wood, or engineered wood, and may be paneled or louvered.			
f.	Streetscreens should be used to clearly define a Lot's un-built space (parking area or civic space) fronting onto a Primary Thoroughfare, and follow these general patterns (see Table 2.8.h):	2.8.h		
fi.	Streetscreens shall be of a similar design to the Facade of buildings they abut.			
fii.	In the absence of a building Facade along any part of a Frontage Line, Streetscreens shall be built along the same vertical plane as the Facade. Streetscreens should maintain the Building Frontage bay rhythm and pattern.			
fiil.	Streetscreens shall be between three and a half (3.5) and six (6) feet in height. Streetscreens should be of similar design as adjacent hedge or fencing, see Table 2.7.	2.7		
g.	Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias and shall be constructed of wood or metal and be visibly supported by brackets.			
h.	Each Building shall have a gable, hip, shed or flat roof, and follow these general patterns for each:			
hi.	Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or corrugated metal			
hii.	Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.			
hiil.	Building with flat or rear sloping shed roofs shall have a simple front parapet a minimum of 42 inches high.			
hiv.	Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.			
hv.	Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.			
i.	Lots with a Main Street Frontage Residential Restriction Line designation, as shown on the Ramona Village Center Zoning District Map (Map 2), and the Colonnade (Map 3) Sub-Area shall be subject to the following additional requirements:	Map2-3		



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
ii.	Buildings wider than 50 feet shall have their Facades divided into equally proportional bays between 12.5 feet to 25 feet to 37.5 feet to 50 feet in width (or of a similar rational proportion), as illustrated on Table(s) 1.1, 1.3 and 1.5.	1.1 1.3 1.5		
iii.	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 roofline into segments as illustrated on Table. 1.1.c.	1.1.c		
iii.	Principal Entrances for Buildings with no Front yard Setback shall be recessed 24-inches minimum.			
iv.	Buildings at corner Lot locations shall include a vertical feature or architectural expression of a type and character that calls attention to the corner as a prominent location.			
iv.	Fenestration patterns on upper Facade areas shall be aligned vertically and horizontally and establish a balanced symmetry in design as illustrated on Table 2.6.a.	2.6		
iv.	Fenestration patterns of upper Facade areas shall honor the rhythm and pattern of the same elements on neighboring buildings as illustrated on Table(s) 1.1, 1.3, and 1.5.	1.1 1.3 1.5		
8743 Signage				
a.	Permitted signage types shall conform to the specifications of Table 2.7 and be limited to four (4) sign types per each Lot along the Primary Frontage only in the first Lot Layer (see Table 2.4.D). One (1) of the four (4) allowed signs must be either an Address Sign (Table 2.7.a) or a Nameplate Sign (Table 2.7.b) for location identification purposes.	1.7 2.4.d 2.7 2.7.a-b		
b.	One (1) square feet of signage area per every 50 linear feet of Principal Building Frontage or Bay per Lot on both the ground floor and upper floors in the first and second Lot Layers that is equal to 50 square feet maximum signage per each 50' bay.			
c.	Signage shall not exceed 120 square feet maximum per Primary Building.	2.7.a 2.7.b		
d.	The only signage area allowed within the second and third Lot Layer, and/or on Outbuildings are either one (1) Address or Nameplate Sign.	2.7.a		
e.	Address Signs shall be limited to two (2) square feet total area and made easily visible through colors or materials that contrast with their background and attached to the Principal Entrance of each unit they identify. Address Sign(s) may be attached to off-site mailbox(s) by Exception to preserve the historic bucket mailbox character of the Colonnade.	2.7.g		
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 fifteen (15) inches. Awning Signs shall contain only the business name, logo, and/or street address. Awning Signs may encroach into the Public Sidewalk Frontage.	2.7.e		
g.	One (1) Band Sign limited to 70% of the width of the Building Facade shall be permitted for each building with a Commercial Uses. Information shall consist of the name and/or logo of the business and allowed on Streetscreens.			
h.	Blade Signs shall be permitted only for Commercial Uses that have a Principal Entrance on the ground floor.			
i.	One (1) Blade Sign shall be permitted only for each business if the Facade is no more than five (5) feet setback from the Principal Frontage Line. Blades Signs may encroach into the Public Sidewalk Frontage up to four (4) feet, and shall clear the Sidewalk by at least eight (8) feet in height, 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.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
j.	Marquees are allowed by Exception only in the Old Town Sub-Area, and shall be only located above the Principal Entrance of a building, and shall provide a minimum height clearance of ten (10) feet, and may encroach into the Public Sidewalk Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.	2.7.d		
k.	One (1) Nameplate per address is limited to two (2) 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.	2.7.b		
l.	Outdoor Displace Cases shall not exceed six (6) square feet and shall not be internally illuminated.	2.7.b		
m.	One (1) freestanding, double-sided, temporary Sidewalk Sign may be placed within the public Frontage for each business. Sidewalk Signs shall be removed at the close of each business day.	2.7.h		
n.	One (1) Window Sign per window area shall not exceed 25% of the glass (See Table 2.7.f). Window Signs shall not interfere with the ability of pedestrians and public safety personnel to see through windows into premises and view of product displays. Window Signs may list services and/or products sold on the premises, and/or provide contact information, operating hours and other information.	2.6.e 2.7.f § 8743.b		
o.	Signage shall be externally illuminated, Window Signs may be neon lit and in conformance with Table 2.7.	2.7		
p.	No signs are allowed above the highest portion of the building and no digital signs are allowed.			
q.	Signage that is painted, and/or routed and/or sandblasted on metal and/or wood on the building facade shall be allowed a letter height of 24 inches maximum. All other letter heights shall conform with Table 2.7 letter height(s).	2.7		
r.	Monument Signs (Table 2.7.j), including Outdoor Menu boards for Drive-Thru service and gas station pricing, and Banners are allowed by Exception in the Paseo and Colonnade Sub-Areas.	2.7.j		
s.	Murals are considered Public Art and are exempt from signage requirements and allowed by Exception.			
8745 Lighting (on-site)				
a.	Privately owned but publicly accessible spaces internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.			
b.	No lighting level measured at the building Frontage Line shall not exceed 2.0 foot-candle level.			
c.	All lighting shall use full cutoff - fully shielded - luminaries.			
d.	Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and 12 feet elsewhere.	26.k		
e.	Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on low-rise, human-scaled posts.			
f.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.	§6322 §51.200		
g.	The Store Front Beam is the ideal location for awnings, signage and lighting elements illustrated on Table 2.6.k.	26.k		
8747 Fence				
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7		
b.	Fencing types diagrammed on Table 2.8 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	2.8		



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	Fencing materials shall be subject to the following requirements:			
ci.	Landscaped or Landscaped with Post Hedges shall be Setback 18 inches from Property Line	2.8		
cii.	Split Rail, Post, Stone and Brick may be painted or have a natural finish.	2.8		
ciii.	Picket, Metal and Stucco fencing materials should have a painted finish.			
civ.	All Fencing shall not exceed eight (8) feet in height.			
cv.	Combined fencing materials shall have heavier materials below the upper lighter materials.			
cvi.	Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.			
d.	Streetscreens are required for screening parking areas from thoroughfares. Specific designs shall be incorporated along the Primary Frontage Line and should follow these general patterns as illustrated on Table 2.8.h and §8741.f.	2.8.h §8741.		
di.	Streetscreens shall be located along the Primary and Secondary Frontage Lines.			
dii.	Streetscreens should continue the vertical and horizontal planes of the adjacent Building Facade(s).			
diii.	Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.			
8749 Sharing Civic Space				
a.	Measured from Main Street Frontage, all new development exceeding 150 feet in length shall include at least one (1) Shared Civic Space type as generally described on Table 2.9 and shall be 2,000 square feet minimum.	2.9		
b.	Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and/or second Lot Layer.	1.7		
c.	Shared civic Space types diagrammed on Table 2.9 are provided for illustrative purposes only, specific designs shall be prepared in accordance with the characteristics and description of each type listed.	2.9		
d.	Shared Civic Spaces designed as a Plaza shall have a minimum of 25% of its perimeter fronting onto a Thoroughfare.			
e.	These spaces may be combined with Stormwater Management facilities (§8739), such as Retention Basins, pool/fountain, Cisterns, Landscaped and Grated Tree Wells.	§8739		
f.	Allow for individual building owners to install Civic Art, such as Murals, sculpture building ornament and curiosity items on Buildings and within the Lot that may be viewed by the public.	8.6		
g.	Shared Civic Space areas shall be more than 2,000 square feet minimum and shall be shaded by Canopy Trees at a rate of three (3) trees per every 1,000 square feet of total area. See Table 8.7 for Canopy Tree species and characteristics.	§86.700 §8739 8.7		
h.	Shared Civic Space landscape shall directly reference Landscape Standards §8737.	§8737		
i.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover areas less than 8-feet wide.			
j.	Shrubs should be medium-size, low-creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantana, Juniperus, Mahonia, Nerium oleander, Pittosposu, Photinia, Pyracantha, Rapiolepis, Ribes and Rhus species.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

	RAMONA DESIGN REVIEW BOARD STANDARDS	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	8750 RM-V4 General Zoning District The General Zoning District (RM-V4) consists of moderately developed land that is generally residential in character, but permits an appropriate level of Mixed Use. Moderate setbacks and Lot coverage by buildings creates an increased sense of spatial definition.			
	8751 - Lots			
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Primary Frontage Line.	§8857		
	8752 - Building and Land Use			
a.	Permitted Uses for Lots designated as RM-V4 are listed on Table 3.0.	3.0		
b.	A Primary Building may share up to two (2) Uses.			
ci.	Lots designated as RM-V4 abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Center Zoning Map, Paseo and Colonnade Sub-Area Maps, shall be subject to the following requirements: Commercial Uses listed for RM-V4 on Table 3.0 shall be permitted.	3.0		
cii.	The first Lot Layer's ground floor Story shall be restricted to Commercial, Industrial and/or Agricultural Uses (Table 3.0) and all Residential entrances shall not be allowed to front onto Main Street.	3.0		
d.	The work quarters of Home Businesses shall not be visible from the Public Frontage Line.			
e.	Lodging Uses shall be owner occupied.	3.0		
f.	Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.	§6980 §6985 §6986		
	8753 - Parking and Storage			
a.	All parking areas and garages shall be located in the second and third Lot Layer as illustrated on Table 3.4.D.	3.4.D		
b.	Driveways shall be no wider than 12 feet in the first Lot Layer.	3.4.D		
c.	The minimum number of parking spaces required for each Use is specified on Table 3.1. Parking requirements shall only be adjusted as specifically indicated in this Section.	3.1		
d.	The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided on-site, within the Lot.	3.1		
e.	For Lots with more than one Use (i.e. Shared-Uses), 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 3.2.	3.1 3.2		
f.	Determination of required parking for Use combinations not listed on Table 3.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8705.b.	§8705.b		
g.	The Shared-Use Parking multiplier may be used to reduce the total number of parking spaces required for combination of Uses listed on Table 3.3.	3.3		



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

h.	Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.	3.3		
i.	Outdoor Storage. Loading and Service Areas shall be located in the second and third Lot Layers on Table 3.4.D Parking and Storage Diagram.	3.4.D		
j.	Outdoor Storage shall be completely enclosed by a minimum six (6) feet to maximum eight (8) fence covered by a solid or opaque material, with the exclusion of Agricultural Equipment Storage Uses.			
k.	Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.	§8705.b.		
8754 Building Placement				
a.	Primary Buildings and Outbuildings may be built on each Lot.	1.7 3.4		
b.	Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 3.4B	3.4.B		
c.	Primary Buildings shall be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building and/or an Attached Compact Building (see Table 1.8).	1.8		
d.	Lot coverage by Buildings and impermeable surfaces shall be a minimum of 70% of one (1) Lot area.			
e.	Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 60% for two (2) combined Lot areas, and 50% for three combined Lot areas.			
f.	Facade Build-out of Primary Building shall be a minimum of 60% of the Lot's width at the Front Setback.	3.4		
g.	The Principal Entrance of any Primary Building shall be oriented towards the Frontage Line.			
8755 Building Height				
a.	The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height (see Table 3.4A).	1.9 3.4.a		
b.	The maximum height of all Outbuildings shall be two (2) floors and 25-feet maximum height (see Table 3.4A).	1.9 3.4.a		
8757 Design Standards				
a.	The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.	1.1.a 1.3.a 1.5.a		
bi.	The color palette for each distinct property should have its paint-able elements painted different colors from any other property on either side of the block on which they are located, or if on a corner, also painted different from properties immediately across the street. Painted building colors should follow this general pattern: Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes. Note: Ramona Design Review Board recommends referencing Sherwin-Williams Historic Collection Classical, Arts & Crafts, and Victorian exterior palette.			
bii.	Soil-based colors are a subset of materials-based colors and result from using earth as a building material.			
biii.	Bright or highly reflective colors, except on rooftops, shall not be used.			
c.	Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.			
e.	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.	2.8.h 3.7		



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

ei.	All Facades shall be glazed with clear glass no less than 30% of the first Story, and follow these general patterns: Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70% of the first Story.	2.6.f		
eii.	Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.	2.6.j		
fi.	Streetscreens should be used to clearly define a Lot's un-built space (parking or civic space) fronting onto a Primary Thoroughfare, and follow this general pattern: Streetscreens shall be of a similar design to the Facade of buildings they abut.	Maps 3 - 5		
fii.	Streetscreens shall be between three and a half (3.5) and six (6) feet in height. The Streetscreen should be of similar design as adjacent hedge or fencing, see Table 3.7.	3.7		
g.	Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias.			
hi.	Each Building shall have a gable, hip, shed or flat roof, and follow these general patterns for each: Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or corrugated metal.			
hii.	Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.			
hiij.	Building with flat or rear sloping shed roofs shall have a simple front parapet a minimum of 42 inches high.			
hiv.	Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.			
hvi.	Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.			
ii.	Lots with a Main Street Frontage Residential Restriction Line designation, as shown on the Ramona Village Center Zoning District Map (Map 2), and the Colonnade (Map 3) Sub-Area shall be subject to the following additional requirements: Buildings wider than 50 feet shall have their Facades divided into equally proportional bays between 12.5 feet to 25 feet to 37.5 feet to 50 feet in width (or of a similar rational proportion).	Map2-3		
iii.	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 as outline in §8757.i.ii.	§8757.i.ii.		
iii.	Buildings at corner Lot locations shall include a vertical feature or architectural expression of a type and character that calls attention to the corner as a prominent location.			
8759 – Landscape (Private Lots)				
a.	The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern.			
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 3.8.a-e.	3.8.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 8.7 for Canopy Tree species and characteristics	§8760 8.7		
d.	Parking and landscaped areas shall utilize §8760 Stormwater paving, channeling, storage, and filtration techniques.	3.8 §8760		
e.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.	§86.701 §8737		
f.	Refer to County Regulatory Ordinance §86.701 and Landscape Design Manual.	§86.701		
g.	Shrubs should be of medium size, low creeping variety and shall include Callandra, Ceanothus, Grevillea species, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosposum, Photinia, Pyracantha, Rapiolapis, Rhus and Ribes species.			



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

8760 – Stormwater Management (Private Lots)				
a.	Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table 3.4D).	1.7 3.4D		
b.	Pervious Paving techniques shall be used where possible for Driveways, 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.			
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).			
8761 – Private Frontages				
a.	Open Porches, Common Yards, Stoops, Terraces, Balconies and bay windows may Encroach within the first Lot Layer 50% of its depth.	1.7 3.5		
b.	Awnings may Encroach within the Public Sidewalk.	3.5		
c.	All Frontages shall be in conformance with Table 3.5.	3.5		
8763 Signage				
a.	Permitted signage types shall conform to the specifications of Table 3.6 and be limited to three (3) sign types per each Lot along the Primary Frontage only in the first Lot Layer (see Table 3.4.D).	1.7 3.4.d 3.6.a-f		
b.	One (1) of the three (3) allowed signs must be either an Address Sign (Table 3.6.a) or a Nameplate Sign (Table 3.6.b) for location purposes.	3.6.a 3.6.b		
c.	One (1) square feet of signage is the maximum allowed signage area per every 50 feet of Principal Building Frontage on both the ground floor and upper floors in the first and second Lot Layers, not to exceed 150 linear feet maximum measured length.			
d.	The only signage area allowed within the third Lot Layer and/or on Outbuildings are either one (1) Address or Nameplate Sign.	3.6a 3.6b		
e.	Awning and Sidewalk Signs shall only be permitted on ground floor Commercial Uses.	3.6.d		
f.	Signage shall be externally illuminated, Window Signs may be neon lit and in conformance with Table 3.6.	3.6f		
g.	No signs are allowed above the highest portion of the building and no digital signs are allowed.			
h.	Signage that is painted, and/or routed and/or sandblasted on metal and/or wood on the building facade shall be allowed a letter height of 24 inches maximum. All other letter heights shall conform with Table 3.6 letter heights.	3.6		



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

i.	One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters may be attached to a building wall within ten (10) feet of a Principal Entrance.	3.6b		
8765 Lighting (on-site)				
a.	Privately owned but publicly accessible spaces internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.			
b.	No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.			
c.	All lighting shall use full cutoff - fully shielded - luminaries.			
d.	Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and elsewhere.			
e.	Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on low-rise, human-scaled posts.			
f.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.	§6322 §51.200		
8767 Fencing				
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7		
b.	Fencing types diagrammed on Table 3.7 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	3.7 2.8		
ci.	Fencing materials shall be subject to the following requirements: Landscaped or Landscaped with Post Hedges shall be Setback 18 inches from Property Line	3.7 2.8		
cii.	Split Rail, Post, Stone and Brick may be painted or have a natural finish.	3.7 2.8		
ciii.	Picket, Metal and Stucco fencing materials should have a painted finish.	3.7 2.8		
civ.	All Fencing shall not exceed eight (8) feet in height.	3.7 2.8		
cv.	Combined fencing materials shall have heavier materials below the upper lighter materials.	3.7 2.8		
cvi.	Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.	3.7 2.8		
8749 Sharing Civic Space				
a.	Measured from Main Street Frontage Line (in Colonnade Sub-Area only), all new development exceeding 300 feet in length shall include at least one (1) Shared Civic Space type as generally described on Table 3.8.	3.8		
b.	Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and second Lot Layer.	1.7		
c.	Shared civic Space types diagrammed on Table 3.8 are provided for illustrative purposes only, specific designs shall be prepared in accordance with the characteristics and description of each type listed.	3.8		
d.	Shared Civic Spaces designed as a Plaza shall have a minimum of 25% of its perimeter fronting onto a Thoroughfare.			
e.	These spaces may be combined with Stormwater Management facilities (8760), such as Retention Basins, pool/fountain, Cisterns, Landscaped and Grated Tree Wells.	§8739 §8760		
f.	Allow for individual building owners to install Civic Art, such as Murals, sculpture building ornament and curiosity items on Buildings and within the Lot that may be viewed by the public.	8.8		



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

g.	Shared Civic Space areas shall be more than 2,000 square feet minimum and shall be shaded by Canopy Trees at a rate of six (6) trees per every 2,000 square feet of total area. See Table 8.7 for Canopy Tree species and characteristics.	8.7		
h.	Shared Civic Space landscape shall directly reference Landscape Standards §8759.	§8759		



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Tables/ Sections	Site Plan Complies (Y/N/NA)	See Comment Sheet
8770 RM-V3 Edge Zoning District The Edge Zoning District (RM-V3) consists of lightly developed land that is primarily rural residential, equestrian, and agricultural in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.				
8771 – Lots				
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Primary Frontage Line.			
8772 – Building and Land Use				
a.	Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Buildings (see Table 1.7).	4.0 1.7		
bi.	Lots designated as RM-V3 on the Ramona Village Core Zoning Map or the Colonnade Sub-Area Map shall be restricted to the following requirements: Lots and buildings shall be restricted to Residential, Civic and Agriculture Use categories on Table 4.0 only.	4.0		
bii.	The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7).	1.7		
c.	Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.	§6980 §6985 §6986		
8773 - Parking and Storage				
a.	The required number of parking spaces per general Land Use are as specified on Table 4.1.	4.1		
b.	Driveways shall be no wider than 18 feet in the first Lot Layer.			
c.	Open parking areas shall be located in the second and third Lot Layers, except that driveways, drop-off and unpaved parking areas may be located in the first Lot Layer.	1.7 4.3		
d.	Garages shall be located in the third Lot Layer except side entry or rear entry types that may be allowed in the second Lot Layer by Exception.	4.3		
e.	For Lots with more than one Use (i.e. Shared Uses), the total number of parking spaces required may be adjusted downward using the parking occupancy calculation of Table 4.2.	4.2		
f.	Determination of required parking for Use combinations not listed on Table 4.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8705.b.	4.1 §8705.b		
g.	Outdoor Storage shall be located in the second and third Lot Layers on Table 4.4.D Parking and Storage Diagram.	4.4.D		
h.	Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) feet opacity fence.			
i.	Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.	§8705.b.		
8775 Building Placement				
a.	One (1) Primary Building and one (1) Outbuilding may be built on each Lot (see Table 4.4.B).	4.4.B, C		



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

		Tables/ Sections	Site Plan Complies (Y/N/NA)	See Comment Sheet
RAMONA DESIGN REVIEW BOARD STANDARDS				
b.	Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 4.4.B.	4.4.B		
c.	Primary Buildings shall be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building (see Table 1.8.a).	1.8a		
d.	Lot coverage by Buildings and impermeable surfaces shall be a maximum of 60% of the Lot area.			
e.	Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 50% for two (2) combined Lot areas, and 40% for three combined Lot areas.			
f.	Facade Build-out of Primary Building shall be a minimum of 40% of the Lot's width at the Front Setback.			
g.	The Principal Entrance of any Primary Building shall be oriented towards the Frontage Line.			
8777 Building Height				
a.	The maximum height of a Primary Building shall be two (2) floors and 35 feet maximum.	1.9.a 4.4.A		
b.	The maximum height of an Outbuilding is two (2) floors and 25 feet maximum.	1.9.a 4.4.A		
8779 Design Standards				
a.	The exterior finish material on all Facades are limited to brick, adobe, native stone, tinted and textured concrete, wood siding, or stucco.			
bi.	The color palette for each distinct building should follow this general pattern: Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.			
bii.	Soil-based colors are a subset of materials-based colors and result from using earth as a building material.			
biii.	Bright or highly reflective colors, except on rooftops, shall be highly discouraged.			
c.	Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.			
di.	All Facades shall be glazed with clear glass no less than 30% of the first Story, and follow these general patterns: Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70% of the first Story.			
dii.	Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.			
ei.	Each Building shall have a gable, hip, shed or flat roof, and follow these general patterns for each: Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or corrugated metal.			
eii.	Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.			
eiv.	Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.			
8780 Landscape				



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Tables/ Sections	Site Plan Complies (Y/N/NA)	See Comment Sheet
a.	The first Lot Layer may not be paved, with exception of Driveways as specified in §8705(a) and walkways, leading to Principal Entrances.	§8705(a)		
b.	Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to the natural character of Santa Maria Creek.			
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 8.7 for Canopy Tree species and characteristics.	8.7		
d.	Parking and landscaped areas shall utilize §8781 Stormwater paving, channeling, storage, and filtration techniques.	3.8 §8781		
e.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.			
f.	Shrubs should be of medium size, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.			
8781 Stormwater Management				
a.	Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table 4.4.D).	4.4.D		
b.	Pervious Paving techniques shall be used where possible for Driveways, 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.			
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 Filtration Pond, Natural Landscape, Surface Landscape, Purification Biotope, Bi-Retention Swale, Rain Garden, constructed wetland and Green Roof(s).			
8783 Private Frontages				
a.	Open Porches may Encroach within the first Lot Layer 50% of its depth as specified on Table 4.5.	4.5		
b.	Balconies and bay windows may Encroach within the first Lot Layer 25% of its depth except that Balconies on Porch roofs shall Encroach the same depth as the Porch.	4.5		



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Tables/ Sections	Site Plan Complies (Y/N/NA)	See Comment Sheet
8785 Signage				
a.	Address Signs shall be permitted for all Uses. Nameplate Signs and Outdoor Display Cases shall be permitted for all Commercial (Retail, Lodging, and Office) Uses and limited to two (2) sign types per each Lot along the Primary Frontage in the first Lot Layer (see Table 1.7).	4.6 1.7		
b.	Signage shall be designed according to Table 4.6.	4.6		
c.	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 the unit they identify. Address signs may be attached to a mailbox and may be attached to an off-site mailbox by Exception in order to preserve the historic bucket mailbox character of the Colonnade.	4.6		
d.	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 may be attached to the Facade within ten (10) feet of a Principal Entrance of any building with a Commercial Use.	4.6		
e.	Outdoor Display Cases shall not exceed six (6) square feet and shall not be internally illuminated.	4.6		
8787 Lighting				
a.	Lighting shall be oriented to maintain the natural Dark Sky character within rural Ramona.			
b.	No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.			
c.	All lighting shall use full cutoff - fully shielded - luminaries.			
d.	Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and 12 feet elsewhere.			
e.	Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on low-rise, human-scaled posts.			
f.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.	§6322 §51.200		
8789 Fencing				
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7		
b.	Fencing types diagrammed on Table 4.7 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	4.7		
ci.	Fencing materials shall be subject to the following requirements: Landscaped or Landscaped with Post Hedges shall be Setback 18 inches from Property Line			
cii.	Split Rail, Post, Stone and Brick may be painted or have a natural finish.			
ciii.	Picket, Metal and Stucco fencing materials should have a painted finish.			
civ.	All Fencing shall not exceed eight (8) feet in height.			
cv.	Combined fencing materials shall have heavier materials below the upper lighter materials.			
cvi.	Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8790 RM-V2 Rural Zoning District The Rural Zoning District (RM-V2) consists of mostly undeveloped or agricultural land with little spatial definition to outdoor spaces.				
8791 - Lots				
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Primary Frontage Line along the Primary Thoroughfare.			
8792 - Building and Land Use				
a.	Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Buildings (see Table 1.7).	1.7		
bi.	Lots designated as RM-V2 on the Ramona Village Core Zoning Map shall be restricted to the following requirements: Lots and buildings shall be restricted to combining two (2) Permitted Use categories on Table 5.0 only.	5.0		
bii.	The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7).	1.7		
c.	Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.	§6980 §6985 §6986		
8773 - Parking and Storage				
a.	The required number of parking spaces per general Land Use are as specified on Table 5.1.	5.1		
b.	Driveways shall be no wider than 24 feet in the first Lot Layer.			
c.	Open parking areas shall be located in the second and third Lot Layers (See Table 5.3.D). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.	1.7 5.2. 5.3.d		
d.	Garages shall be located in the second and third Lot layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.	5.2 §8705		
e.	Shared-Use Parking Multiplier is not applicable in V2.			
f.	Outdoor Storage shall be located in the second and third Lot Layers on Table 5.3.D Parking and Storage Diagram.	5.3.D		
g.	Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fence.			
h.	Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.	§8705.b.		
8795 Building Placement				
a.	Lot coverage by buildings and impermeable surfaces shall be a maximum of 50% of the Lot area.			
b.	Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 5.3.B.	5.3.b		



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
c.	Primary Buildings shall be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building (see Table 1.8.a).	1.8.a		
8797 Building Height				
a.	The maximum height of a Primary Building shall be two (2) floors and 35-foot maximum height (see Table 5.3.A).	1.9.a 5.3a		
b.	The maximum height of all Outbuildings shall be two (2) floors and 25-foot maximum height (see Table 5.3).	5.3		
8799 Design Standards				
a.	The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.			
The color palette for each distinct building should follow this general pattern:				
bi.	Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.			
bii.	Soil-based colors are a subset of materials-based colors and result from using earth as a building material.			
biii.	Bright or highly-reflective colors, except on rooftops, shall be highly discouraged.			
c.	Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage			
d.	Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.			
8800 Landscape				
a.	The first Lot Layer may not be paved, with exception of Driveways as specified in §8705(a) and walkways, leading to Principal Entrances.	§8705(a)		
b.	Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to the natural character of Santa Maria Creek.			
c.	Parking and landscaped areas shall utilize §8801 stormwater paving, channeling, storage, and filtration techniques.	§8801		
d.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.	§86.701		
e.	Shrubs should be of medium size, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosporum, Pyracantha, and Ribes species.			
8801 Stormwater Management				
a.	Pervious Paving techniques shall be used where possible for Driveways, Parking Lots and Patios.	4.4.D		
b.	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.			
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.			



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

	RAMONA DESIGN REVIEW BOARD STANDARDS	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
e.	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.			
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).			
	8783 Private Frontages			
a.	Porch, Common yards, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer as specified on Table 5.4.	5.4		
	8805 Signage			
a.	Address Signs shall be permitted for all Uses. Nameplate Signs and Post Signs shall be permitted for all non-Residential Uses and limited to two (2) sign types per each Lot along the Primary Frontage in the first Lot Layer (see Table 1.7).	5.5 1.7		
b.	Signage meets the design standards according to Table 5.5.	5.5		
c.	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 the unit they identify. Address signs may be attached to a mailbox.			
d.	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, may be attached to the Facade within ten (10) feet of a Principal Entrance of an building with Share Uses and shall not be internally illuminated.			
e.	One single or double-post sign for each Commercial Use shall be permitted, provided that the sign is set back at least six (6) linear feet from the Frontage Line, does not exceed six (6) square feet in area, excluding posts, and does not exceed six (6) feet in height, including posts, as measured from the ground at the sign location.			
	8787 Lighting			
a.	Lighting shall be oriented to maintain the natural Dark Sky character within rural Ramona.			
b.	No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.			
c.	All lighting shall use full cutoff - fully shielded - luminaries.			
d.	No overhead lighting shall be allowed.			
e.	Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on low-rise, human-scaled posts			
f.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.	§6322 §51.200		



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8789 Fencing				
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7		
b.	Fencing types diagrammed on Table 5.6 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	5.6		
Fencing materials shall be subject to the following requirements:				
ci.	Landscaped or Landscaped with Post Hedges shall be Setback 18-inches from Property Line			
cii.	Split Rail, Post, Stone and Brick may be painted or have a natural finish.			
ciii.	Picket, Metal and Stucco fencing materials should have a painted finish.			
civ.	All Fencing shall not exceed eight (8) feet in height.			
cv.	Combined fencing materials shall have heavier materials below the upper lighter materials.			
cvi.	Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
8790 RM-V1 Natural Zoning District The Natural Zoning District (RM-V1) consists of land subject to the Santa Maria Creek Master Plan and intended to approximate an natural, undeveloped condition.					
8811 Lot					
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary Thoroughfare.				
8812 Building and Land Use					
a.	Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Buildings (see Table 1.5).	1.5.a			
b.	Outbuilding size shall comply with §6156 of the County of San Diego Zoning Ordinance. Outbuilding location may be positioned consistent with the Outbuilding setbacks described in Table 6.3.	6.3 §6156			
c.	Lots designated as RM-V1 on the Ramona Village Core Zoning Map shall be restricted to the following requirements: Lots and buildings shall be restricted to combining two (2) Permitted Use categories on Table 6.0 only.	6.0			
cii.	The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7).	1.7			
d.	Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.	§6980 §6985 §6986			
8813 Parking and Storage					
a.	The required number of parking spaces per general Land Use are as specified on Table 6.1.	6.1			
b.	Driveways shall be no wider than 24 feet in the first Lot Layer.				
c.	Open parking areas shall be located in the second and third Lot Layers (See Table 6.3.D). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.	6.3.D			
d.	Garages shall be located in the second and third Lot layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.				
e.	Shared-Use Parking Multiplier is not applicable in V1.				
f.	Outdoor Storage shall be located in the second and third Lot Layers on Table 6.3.D Parking and Storage Diagram.	6.3.D			
g.	Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fence.				
h.	Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.	§8705.b.			
8815 Building Placement					
a.	Lot coverage by buildings and impermeable surfaces shall be a maximum of 50% of the Lot area.	6.3			



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	RAMONA DESIGN REVIEW BOARD STANDARDS			
b.	Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 6.3.	6.3		
c.	Primary Buildings shall be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building.	1.8.a		
	8817 Building Height			
a.	The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height.	1.9.a		
b.	The maximum height of all Outbuildings shall be two (2) floors and 25-feet maximum height.	1.9.a		
	8819 Building Design Standards			
a.	The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.			
	The color palette for each distinct building should follow this general pattern:			
bi.	Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.			
bii.	Soil-based colors are a subset of materials-based colors and result from using earth as a building material.			
biii.	Bright or highly-reflective colors, except on rooftops, shall be highly discouraged.			
c.	Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.			
d.	Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.			
	8820 Landscape			
a.	The first Lot Layer may not be paved, with exception of Driveways as specified in §8705(b) and walkways, leading to Principal Entrances.	§8705(b)		
b.	Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to the natural character of Santa Maria Creek.			
c.	Parking and landscaped areas shall utilize §8821 stormwater paving, channeling, storage, and filtration techniques.	§8821 §8608		
d.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.	§86.701		
e.	Shrubs should be of medium size, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosporum, Pyracantha, and Ribes species.			
	8821 Stormwater Management			
a.	Pervious Paving techniques shall be used where possible for Driveways, Parking Lots and Patios.	§8705(b)		
b.	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.			
c.	Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

	RAMONA DESIGN REVIEW BOARD STANDARDS	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
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 Santa Maria Creek Greenway.			
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).			
	8823 Private Frontages			
a.	Porch, Common yards, balconies, bay windows, and roof overhangs may encroach within the first Lot Layer as specified on Table 6.4.	6.4		
	8825 Signage			
a.	Address Signs shall be permitted for all Uses. Nameplate Signs and Post Signs shall be permitted for all non-Residential Uses as identified in Table 6.5.	6.5		
b.	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 the unit they identify. Address signs may be attached to a mailbox.	6.5		
c.	Signage shall be designed according to Table 6.5 and not exceed more than five (5) square feet per Lot.	6.5		
d.	Address Signs shall be made attached to an off-site mailbox by Exception (maintaining Ramona's mailbox bucket character).			
e.	One (1) Nameplate Sign per address and limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principal Entrance of any building with a Commercial Use.			
	8825 Lighting			
a.	Lighting is oriented to maintain the natural Dark Sky character within the Santa Maria Creek.			
b.	No lighting level measured at the building Frontage Line does not exceed 0.5 foot-candle level.			
c.	All lighting shall use full cutoff - fully shielded - luminaries.			
d.	No overhead lighting shall be allowed.			
e.	Along walkways, low-level lighting in the form of bollards or fixtures should mounted on human-scaled posts.			
f.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.	§6322 §51.200		
	8829 Fencing			
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7		



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
b.	Fencing types diagrammed on Table 6.6 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	6.6		
ci.	Fencing materials shall be subject to the following requirements: Landscaped or Landscaped with Post Hedges shall be Setback 18-inches from Property Line			
cii.	Split Rail, Post, Stone and Brick may be painted or have a natural finish.			
ciii.	Picket, Metal and Stucco fencing materials should have a painted finish.			
civ.	All Fencing shall not exceed eight (8) feet in height.			
cv.	Combined fencing materials shall have heavier materials below the upper lighter materials.			
cvi.	Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.			



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

		Section /Tables	Site Plan Complies (Y/N/NA)	See comment sheet
	RAMONA DESIGN REVIEW BOARD STANDARDS			
	8830 Public Realm: Civic District Design Standards			
	Lots located within the CD - Civic District and/or require privately owned but publicly accessible space (Shared Civic Space) shall be subject to the requirements of this section.			
	8831 Building Form and Land Use			
a.	Permitted Uses for Lots designated as CD are listed on Table 7.0.	7.0		
	8835 Signage			
a.	Signage that is painted on the facade and/or routed or sandblasted into metal and/or wood shall be allowed			
b.	All other signage in Civic Spaces shall be allowed by Exception.			
	8837 Parking			
a.	One (1) parking space per 2,000 sq. ft. of Civic Space.			
	8840 Landscape			
a.	Pervious Paving materials should be used where possible for Civic Spaces, Driveways and Parking Lots.			
b.	Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.8 for Canopy Tree species and characteristics.	8.8		
c.	Parking and landscaped areas shall utilize §8847 stormwater paving, channeling, storage and filtration techniques.	§8847		
d.	Privately owned but publically accessible spaces (i.e. Shared Civic Space) provided internal to any private Lot shall be designed per Civic Space type characteristics outline in Table 3.8.a-e.	3.8 a-e		
e.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.			
f.	Shrubs should be of medium size, low creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantan, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosposum, Photinia, Pyracantha, Rapiolepis, Ribes, and Rhus species.			
	8843 Lighting			
a.	Privately owned but publicly accessible spaces provided internal to any private Lot shall be designed to maintain the natural Dark Sky character of Ramona.			
b.	No lighting level measured at the building Frontage Line shall exceed 1.0 foot-candle level.			
	8845 Civic Space			



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

a.	Civic Spaces shall be designed as generally described on Table 7.1 and are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	7.1		
b.	Civic Space shall be determined to be appropriate according to the highest abutting RM-V District as indicated on Map 7 and Map 8.	Map 7-8		
8847 Stormwater Management				
a.	Pervious Paving techniques shall be used where possible for Driveways, Parking Lots and Patios.			
b.	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.			
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 Santa Maria Creek Greenway.			
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).			



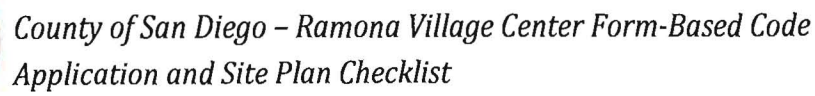
*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

	RAMONA DESIGN REVIEW BOARD STANDARDS	Section /Tables	Site Plan Complies (Y/N/NA)	See comment sheet
	8850 Public Realm: Thoroughfare Design Standards Public Thoroughfares located within the Ramona Village Center 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.			
	8851 General Intent			
a.	Thoroughfares shall be designed according to their classification type as specified on Tables 8.0 - 8.6 and as designated on the Ramona Village Center Thoroughfare Map (see Map 3 and Ramona Road Master Plan, 2003).	8.0-8.6		
b.	Thoroughfares shall consist of Roadway (curb-to-curb) and Public Frontage (property line to curb).			
c.	The San Diego County Department of Public Works (DPW) shall be responsible for all construction of all public Right-of-Way (ROW) within Thoroughfares. Private development shall make Frontage and/or off-site improvements.			
d.	Roadways and Thoroughfares will be designed to meet roadway safety and operation standards.			
	8853 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 ROW.			
	8855 Public Frontage			
a.	Public Frontage for each Thoroughfare type shall be designed according to abutting zoning district(s) as specified on Table(s) 8.0.A - 8.6.A.	8.0.A - 8.6.A.		
bi	Public Frontage includes: The Furnishing Zone provided to accommodate Street Trees, Public Infrastructure and Public Furniture;			
bii	Walkways provided for pedestrians; and			
biii	Areas to accommodate for Outdoor Café Seating and Sidewalk Cafes per §6158.a.1.i.(a) and §6158.a.2.			
c.	For plantings in the Furnishing Zone, permitted species of Street Trees are listed on Table 8.8.	8.8		
d.	Street Trees on Main Street shall be planted in a formal-spaced Allee pattern as illustrated on Table 8.9. All other trees Streets may be planted in a formal or informal pattern. The prescribed Planting Technique, sequence, and spacing of Street Trees is specified for each Thoroughfare type on Table 8.0.C - 8.6.C. The spacing the Street Trees may be adjusted by Exception to accommodate specific site conditions.	8.0.C - 8.6.C		



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

e.	When planted, Street Trees shall be a minimum canopy height of eight (8) feet and/or two (2) inches in caliper.			
f.	All landscape requirements shall be in conformance with §86.701 of the County Code and Landscape Design Manual.			
g.	A minimum of 25 sq. ft. open soil areas shall be left around each Street Tree, centered at the tree trunk.			
h.	A minimum of 25 sq. ft., 5' x 5', of tree grate covered areas shall be placed around each Street Tree on Main Street.			
i.	Street Lights shall only be allowed along Main Street and at Main Street intersections (See Table 8.9) to comply with County of San Diego Dark Sky policies.	8.9		
j.	Public hitching posts, for equestrian activities, shall be allowed on all public Pathways.			
8857 Private Frontage Development Requirements				
ai.	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).			
aii.	Public Furniture: 1 Street Light every 50-feet on center only on Lots abutting Main Street Frontage Line (\$3,500).			
aiii.	Furnishing Zone: 5 - 15 feet wide (10-feet on average) Landscape, ground cover and shrubs (\$1,250).			
aiv.	Walkway: 5 - 10 feet wide along the Primary and Secondary Lot Frontage of Lots in RM-V4/V5 (\$7,500).			
av.	Curb/Gutter pan: 1-foot wide for 50 linear feet average Lot width (\$1,250).			
avi.	Bicycle Facilities: 1 facility (bike storage) on any project over 150-feet in length as measured only on Lots abutting Main Street (\$2,500 each).			



	8825 Lighting
c	All lighting shall use full cutoff - fully shielded - luminaries.

Page 37 of 39



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

Applicant hereby agrees to comply with the applicable design review checklist standards and all applicable Federal, State, and Local laws and regulations for the life of the project, or until modified by a subsequent development approval.

Applicant

Date

The Ramona Planning Group Village Center Committee hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Ramona Planning Group

Date

Project and Property Owner Information:

APN: _____ **Project Address:** _____

Owner's Name: _____ **E-mail:** _____ **Phone:** _____

Owner's Mailing Address: _____

Agent's Name: _____ **E-mail:** _____ **Phone:** _____

(If applicable)

Agent's Mailing Address: _____

Brief description of the project: _____



*County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist*

Applicant hereby agrees to comply with the applicable design review checklist standards and all applicable Federal, State, and Local laws and regulations for the life of the project, or until modified by a subsequent development approval.

Applicant

Date

The Ramona Town Center Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN: _____ **Project Address:** _____

Owner's Name: _____ **E-mail:** _____ **Phone:** _____

Owner's Mailing Address: _____

Agent's Name: _____ **E-mail:** _____ **Phone:** _____

(If applicable)

Agent's Mailing Address: _____

Brief description of the project: _____

