

## **PART EIGHT: 8710 Sub-Area General Standards**

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### **8710 Sub-Area General Standards**

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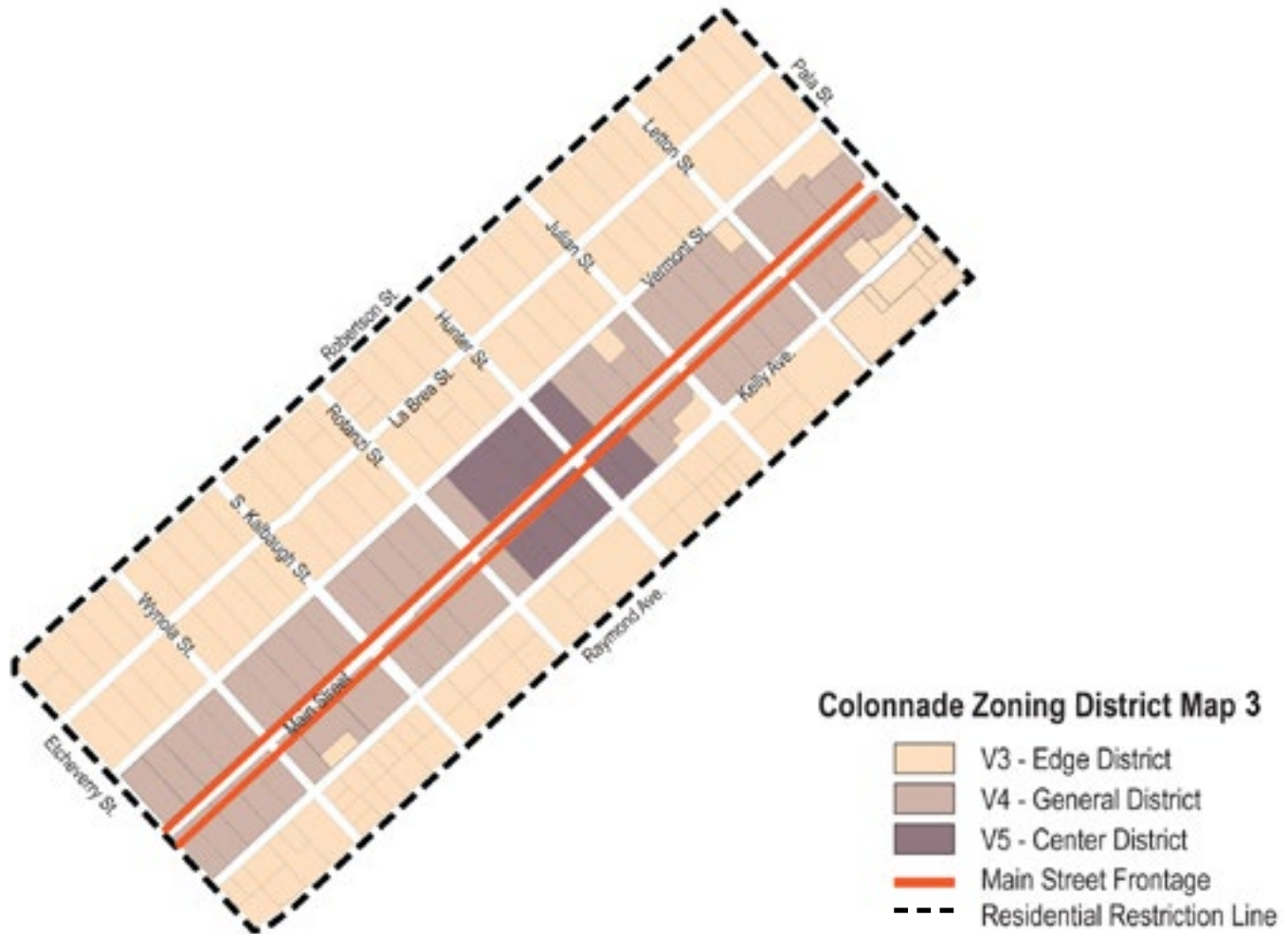
### **8711 General Intent**

- a. Regulations on land and buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- b. Ramona Village Center design standards for Sub-Areas, RM-Zone Districts, Thoroughfares and Civic Spaces are coordinated to establish distinctive physical environments at the scale of the lot, block, street, and neighborhood.
- c. Distinct physical environments provide meaningful choices in living, working, shopping and recreating for citizens with differing physical, social, and emotional needs.
- d. Ramona RM-Zone Districts control physical development at the scale of the lot, coordinating the form and intensity.
- e. 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 of their home.
- f. Thoroughfares contribute to the health, safety, and general welfare of citizens. Design conflicts between vehicular and pedestrian movement shall be decided in favor of both pedestrians and equestrians.
- g. 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.

### **8713 Sub-Areas**

- a. The following Sub-Areas are established under the provisions of this Section:
  - i. The Colonnade is centered on Main Street between Etcheverry Street and Pala Street. The name references 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.
  - ii. 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. It is 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 consists of both freestanding and attached commercial centers and under-developed lots located along Main Street. Attached multi-family housing units are to be located along Main Street. All new development proposals should demonstrate consideration for positive influences of the neighboring properties and made a diligent effort to build within the Paseo towards historical Main Street patterns existing in the Old Town Sub-Area. Note that 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.
  - iii. The Old Town is centered on Main Street between 10th Street and 3rd Street to the east. Historically, Ramona Town Center's oldest buildings are designated Historic or are eligible for designation on the National Register of Historic Places. Old Town was built with a traditional development pattern of interconnected blocks and streets with museums, Town Hall, and attached shops along Main Street. Freestanding and attached mixed-use residential building are located to the north and south of Main Street. Collier County Park is the area's oldest park and the Old Town has a respectable and 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. Main Street, 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.

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### 8715 Colonnade Sub-Area Intent

- 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-Way. Direct Highway access shall be limited to maintain tree colonnade.
- New development will assist in under-planting suitable replacement trees to assure that a tree canopy is maintained.
- 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.
- The 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 (§8723)
- The Colonnade building height is limited to two (2) stories and 35 feet maximum height.
- The Colonnade Public Frontage intention:
  - A Type D Special Pathway is set back from Main Street in order to preserve the colonnade of eucalyptus trees along Highway 67 that allows for equestrian, biking and pedestrian access. Etchevery Street is proposed as a pathway per the Ramona Community Trails and Pathways Plan.
  - Only the RM-V5 area shall allow vehicles parked curbside on Main Street for adequate pedestrian movement.
  - Curb cuts should be eliminated and minimized to 1 per block in order to allow the continuity of the eucalyptus trees
  - Common Easement should be coordinated to provide access for building in order to maintain the colonnade, such as shared parking facilities and access lanes between mid-block parcels.
- All trails, pathways, parking areas and open spaces should allow for permeable surfaces.
- Public Art should be allowed on all private and public buildings and spaces.
- Development or rebuilding of one or two family dwelling on a single Lot and associated accessory structures located in the RM-V3 are exempted from the provision of the Ramona Village Center Plan (§8703)

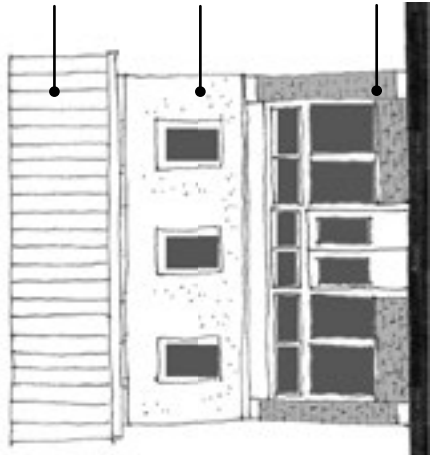
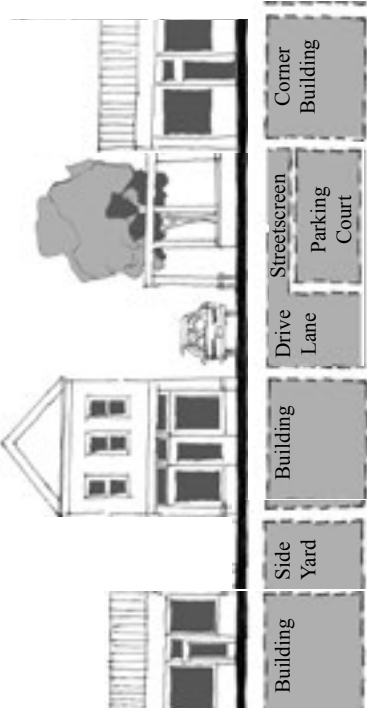
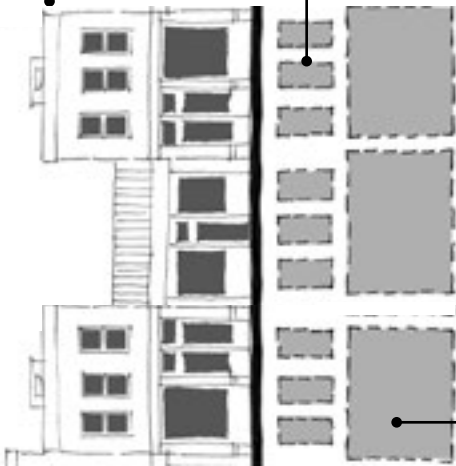
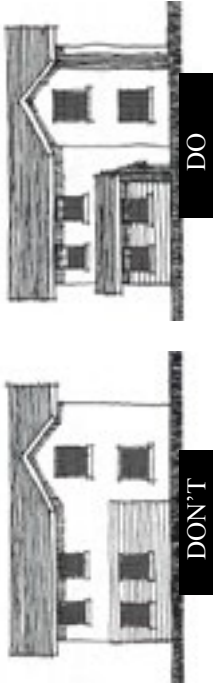
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TABLE 1.0 COLONNADE SUB-AREA GENERAL DESIGN STANDARDS - ACCESS PATTERNS

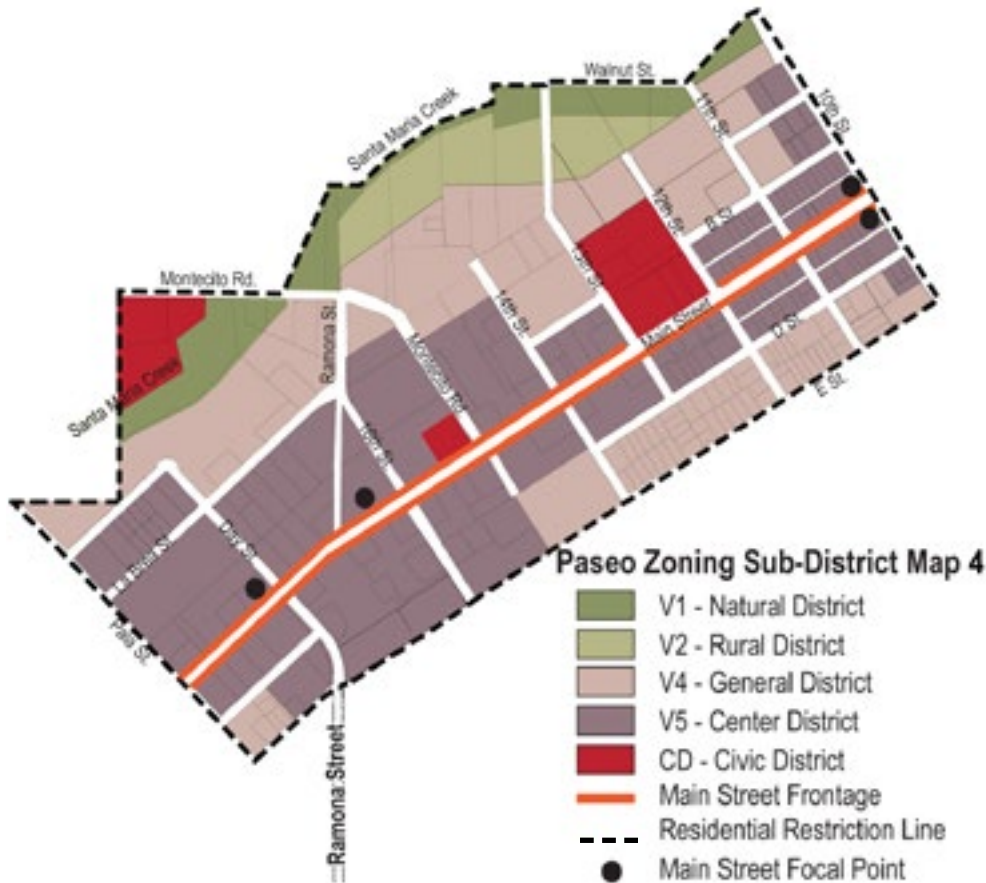




TABLE 1.1 COLONNADE SUB-AREA GENERAL DESIGN STANDARDS - BUILDINGS

a. Building Character and Materials	b. Main Street Shared Parking Court and Freestanding Rural Building Access Patterns
<div data-bbox="219 1291 641 1470"><p><b>i. Lightest at Top:</b> Metal, Clay Tile, Composite Tiles, Composite Shingles, and Exposed Beams.</p><p><b>ii. Lighter Middle:</b> Metal, Wood, brick, Stone, Adobe, Stucco, Exposed Beams/Columns</p><p><b>iii. Heaviest at Base:</b> Metal, Granite Block, Concrete, Brick, Heavy Timber/Beam</p></div> 	 <p>Organize buildings and opens spaces between them to create detached rural buildings, outdoor spaces, transitions between indoors and outdoors, and focal points. This pattern will provide clear lanes for automobile and pedestrian access while minimizing the number of curb openings onto Main Street.</p>
c. Building Patterns	d. Detail of Building Materials
 <p>Single to Two Story (at Focal Points) Buildings with a variety of Roof Types and Cornice Lines that Conceal Roof Mounted Equipment.</p> <p>Windows and Doors Rhythm have Vertical or Square Proportions (simple division of 2 to 6 bays).</p> <p>Rhythm of Store Front Bays, Patios and Parking Areas have Horizontal Proportions (typical building frontage and lot widths are 25 to 50 feet).</p>	 <p>Changing materials at corners make front materials look pasted-on. Heavier, more basic or more unadorned materials should occur below a horizontal joint, such as rough stone below brick or brick below wood siding. Traditional buildings become lighter and more adorned as they approach the sky. Vertical joints between different materials should occur only at inside corners except in rare instances that are appropriate to the building style. Material changes at outside corners are unnatural. This gives the entire building an aura of cheapness and shall not be permitted.</p>

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### 8717 Paseo Sub-Area Intent

- a. The Paseo 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-Way. Direct Highway access shall be limited to maintain tree colonnade.
- b. The Paseo is intended to be the main development area in the Village Center.
- c. 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).
- d. 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).
- e. The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses building entrances to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer (§8723).
- f. The Main Street Focal Point is intended to allow for three (3) stories and 45-foot height limit at those specific Lots located on important Focal Point on Main Street. Everywhere else is limited to two (2) stories and 35 feet maximum height.
- g. Santa Maria Creek 100 year Flood Plain is defined by Zoning District RM-V1.
- h. Paseo Public Frontage intention:
  - i. Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.
  - ii. The sidewalks should be sufficiently wide to allow for adequate pedestrian movement and allow for street furniture in the public frontage Furnishing Zone.
  - iii. Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.
  - iv. 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 (§8741 and Table 2.7)
- i. A shared parking facility should be incorporated into large-scaled, over 15 acres, private development plans.
- j. Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceed 75 linear feet along the Main Street Frontage Residential Restriction Line.
- k. Allow for permeable surfaces in all parking area in combination with trees to perform as storm water facilities.
- l. Public Art shall be allowed on all private and public buildings and spaces.

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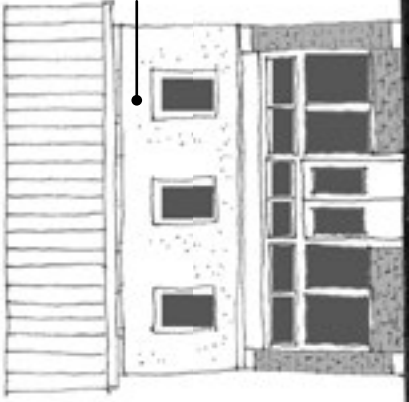

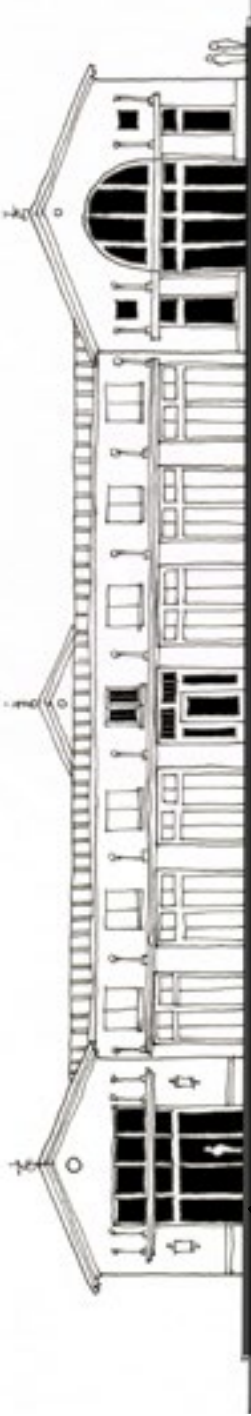

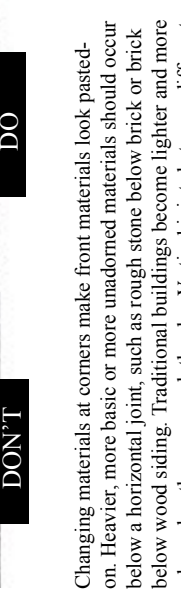
TABLE 1.2 PASEO SUB-AREA GENERAL DESIGN STANDARDS - ACCESS PATTERNS

<div data-bbox="97 1092 138 1774"><p><b>a. Main Street Big Box Development Access Patterns (for Advisory Purposes)</b></p></div> <div data-bbox="162 1134 300 1743"><p>The Paseo area has the most potential for Big Box and Large-Format Retail development and redevelopment of existing Commercial Strip Centers. Due to the existing block and parcel pattern on a grid, these block diagrams illustrate, for advisory purposes only, standard Big Box formats patterns, access, and block structure. (Images by Steve Mouzon)</p></div> <div data-bbox="146 357 860 1732"></div>	<div data-bbox="893 1522 933 1984"><p><b>b. Access: Lot by Lot - Undesired (Existing Pattern)</b></p></div> <div data-bbox="933 1438 1201 1984"></div> <div data-bbox="1209 1491 1250 1984"><p><b>c. Access: Rear Lane/Alley - Preferred (Future Pattern)</b></p></div> <div data-bbox="1250 1438 1526 1984"></div> <div data-bbox="893 1060 933 1417"><p><b>d. Main Street Block Access Elevations</b></p></div> <div data-bbox="933 1029 974 1417"><p><b>i. Looking Toward Main Street Frontage</b></p></div> <div data-bbox="974 357 1218 1417"></div> <div data-bbox="1250 1029 1291 1417"><p><b>ii. Looking Toward Side Street Frontage</b></p></div> <div data-bbox="1291 357 1526 1417"></div>
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TABLE 1.3 PASEO SUB-AREA GENERAL DESIGN STANDARDS - BUILDINGS

a. Building Character, Materials, and Pattern		b. Detail of Building Materials	
<p><b>i. Lightest at Top:</b> Metal, Clay Tile, Composite Tiles, Composite Shingles, and Exposed Beams.</p>  <p><b>ii. Lighter Middle:</b> Metal, Wood, brick, Stone, Adobe, Stucco, Exposed Beams/Columns</p> <p><b>iii. Heaviest at Base:</b> Metal, Granite Block, Concrete, Brick, and Heavy Timber/Beam</p>		<p>Single to Two Story (at Focal Points) Buildings with a variety of Roof Types and Cornice Lines that Conceal Roof Mounted Equipment.</p>  <p>Windows and Doors Rhythm have Vertical or Square Proportions (simple division of 2 to 6 bays).</p> <p>Rhythm of Store Front Bays, Patios and Parking Areas have Horizontal Proportions (typical building frontage and lot widths are 25 to 50 feet).</p>	
<p><b>c. Big Box or Large-Format Retail Building Character and Pattern</b></p> <p>Ramona is a historical town with a distinctive sense of character, which is usually at odds with standard large-format retail practices of a building program of planned obsolescence and in-ability to reuse the new building for other uses, therefore they are frequently abandoned after 10 years or so. The town of Ramona requires new Big Box development proposals demonstrate that it has considered the positive influences of the neighboring historic properties and made a diligent effort to maintain and enhance historical Main Street patterns located in the Old Town Sub-Area. The Big Box building character shall balance the parking needs, due to being a regional shopping attraction, with other mobility needs, such as walking, biking, and transit. The buildings should front onto Ramona's Main Street in order to maintain the continuity of Main Street Village Center character.</p>  <p>Primary building entrances shall be detailed and designed as a focal point of the front elevation.</p> <p>Maintain rhythm of Main Street storefront bays (divided by 2 to 6 bays). Building frontages have a minimum width of 25 feet and a maximum of 50 feet, measured at the Frontage Line with the average lot width being 50 feet wide.</p> <p>Primary storefront entry shall front onto Main Street either mid-building or at corners.</p>		<p><b>DON'T</b></p>  <p><b>DO</b></p>  <p>Changing materials at corners make front materials look pasted-on. Heavier, more basic or more unadorned materials should occur below a horizontal joint, such as rough stone below brick or brick below wood siding. Traditional buildings become lighter and more adorned as they approach the sky. Vertical joints between different materials should occur only at inside corners except in rare instances that are appropriate to the building style. Material changes at outside corners are unnatural. This gives the entire building an aura of cheapness and shall not be permitted.</p>	



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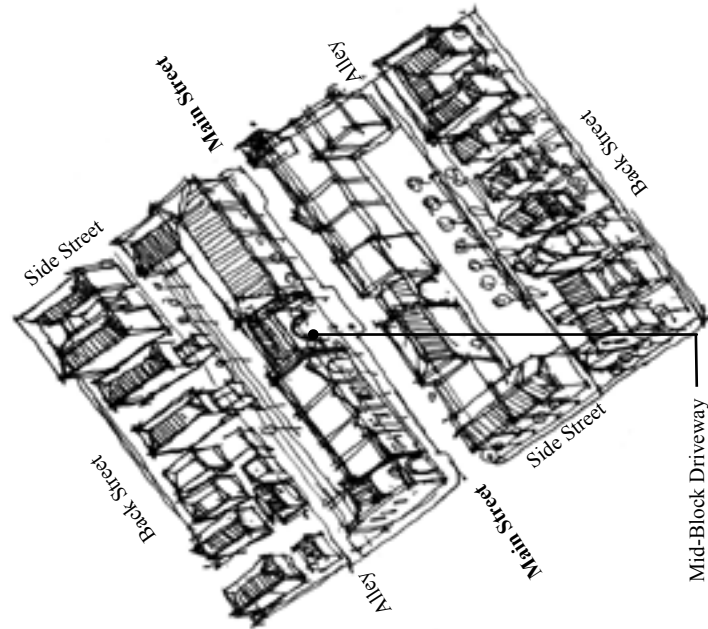
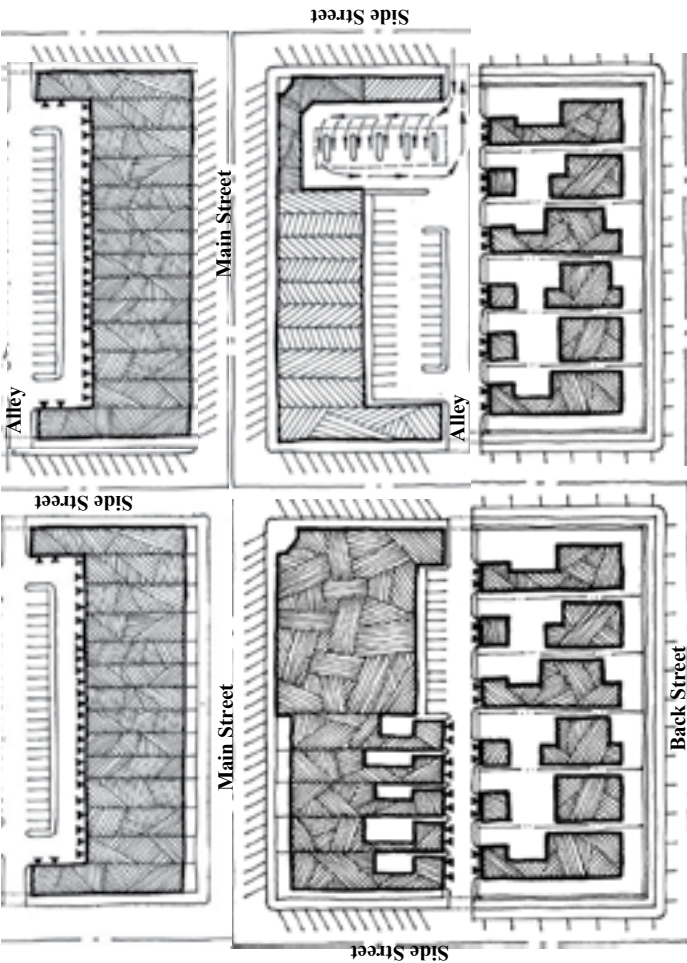


### 8719 Old Town Sub-Area Intent

- The Old Town 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-Way. Direct Highway access shall be limited to maintain tree colonnade.
- The Old Town Sub-Area is the historic center of Ramona and is intended to be preserved as a historically significant place as well as a commercially viable Village Center.
- The Old Town is intended to connect to Main Street and surrounding neighborhoods and Santa Maria Creek Greenway, Ramona Community Park and Collier County Park.
- With each new development, the current traditional development pattern (building 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).
- The Main Street Focal Point arrow is intended to allow for (3) stories and 45 feet maximum height limit at specific Lots located at key places along Main Street. Everywhere else is limited to (2) stories and 35 feet maximum height.
- The Santa Maria Creek 100 year 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 shall be sufficiently wide to allow for adequate pedestrian movement and allow for street furniture in public frontage Furnishing Zone.
  - Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.
  - Streetlights and Signage should be designated to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics (§8741 and Table 2.7)
- A Shared parking facilities should be incorporated into an Old Town Main Street Management program.
- Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceed 75 linear feet of linear length along the Main Street Frontage Line (§8723.a.).
- Allow for permeable surfaces in all parking area in combination with trees to perform as storm water facilities.
- Public Art shall be allowed on all private and public buildings and spaces.

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TABLE 1.4 OLD TOWN SUB-AREA GENERAL DESIGN STANDARDS - ACCESS PATTERNS

b. Main Street Block Access Patterns Diagram	<div data-bbox="175 323 878 947">A perspective diagram of a city block showing a grid of streets. The main street runs diagonally from the bottom-left to the top-right. It is flanked by side streets and back streets. Alleys are shown running parallel to the main street, providing access to the rear of buildings. A mid-block driveway is also indicated.</div> <div data-bbox="899 323 1127 961"><p><b>Public Thoroughfare Access:</b> These design standards and related Public Thoroughfare (Section 8800) with Private Development (Sections 8200-8600) provide guidance for the development of improvement projects on facilities typically classified as high-speed, limited access Arterials, Collectors, Major Roads and local streets. By applying these standards in transportation planning and in the design of roadway improvement and maintenance projects in Ramona's Village Center that support compact development, with a variety of Land Uses that support automobiles, pedestrians, and bicyclist.</p></div>
a. Main Street Shared Parking Areas and Access Patterns	<div data-bbox="175 1020 857 1976">A plan view diagram showing four different access patterns for a block. The top-left pattern shows a main street with a side street and an alley. The top-right pattern shows a main street with a side street and an alley, with a different building layout. The bottom-left pattern shows a main street with a side street and an alley, with a different building layout. The bottom-right pattern shows a main street with a side street and an alley, with a different building layout.</div> <div data-bbox="899 1066 1101 1969"><p><b>Shared Public Parking Lots:</b> Coordinated signage and Main Street Management Program will direct visitors to common public parking lots in rear alleys. Rear alley parking areas will alleviate the need for On-Street parking to provide for all parking needs. Coordinated signage will expedite the time necessary to find parking.</p><p><b>Drive Thru Service:</b> Use the mid-block alley at corner Lots to access gas stations, fast food, and other drive-thru establishments. Traffic and curb-cut conflicts are lessened at mid-block alleys and crossing, but are increased at corners curb cuts. Coordinated signage should be used to direct drivers to drive thru lanes.</p></div>



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**TABLE 1.5 OLD TOWN SUB-AREA GENERAL DESIGN STANDARDS - BUILDINGS**

**a. General Building Character, Materials and Pattern**

**i. Lightest at Top:** Metal, Clay Tile, Composite Tiles, Composite Shingles, and Exposed Beams.

**ii. Lighter Middle:** Metal, Wood, brick, Stone, Adobe, Stucco, Exposed Beams/Columns

**iii. Heaviest at Base:** Metal, Granite Block, Concrete, Brick, Heavy Timber/Beam

Single to Two Story (at Focal Points) Buildings with a variety of Roof Types and Cornice Lines that Conceal Roof Mounted Equipment.

Rhythm of Store Front Bays, Patios and Parking Areas have Horizontal Proportions (typical building frontage and lot widths are 25 to 50 feet).

Windows and Doors Rhythm have Vertical or Square Proportions (simple division of 2 to 6 bays).

**b. Detail of Building Materials**

**Veranda**

**Loggia or Gallery**

Exterior spaces of most buildings in Old Town Sub-Area can should be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias within Private Lots and Galleries along Public Frontages.

**c. Historical Preservation**

Old Town Ramona has several buildings that represent a century of architecture. The old Grange Hall, the Town Hall and adjacent commercial buildings join blocks of modest cottages and homes in the Village Center that exhibit historic significance. The details, bulk, scale and building form of these buildings provide the design standards that exhibit the character of Ramona. Old Town should be considered for placement on the National Historic District registry. Ramona's history is recorded in many of the built structures still remaining. To what degree a building should be retained is dependent on one of three (3) categories:

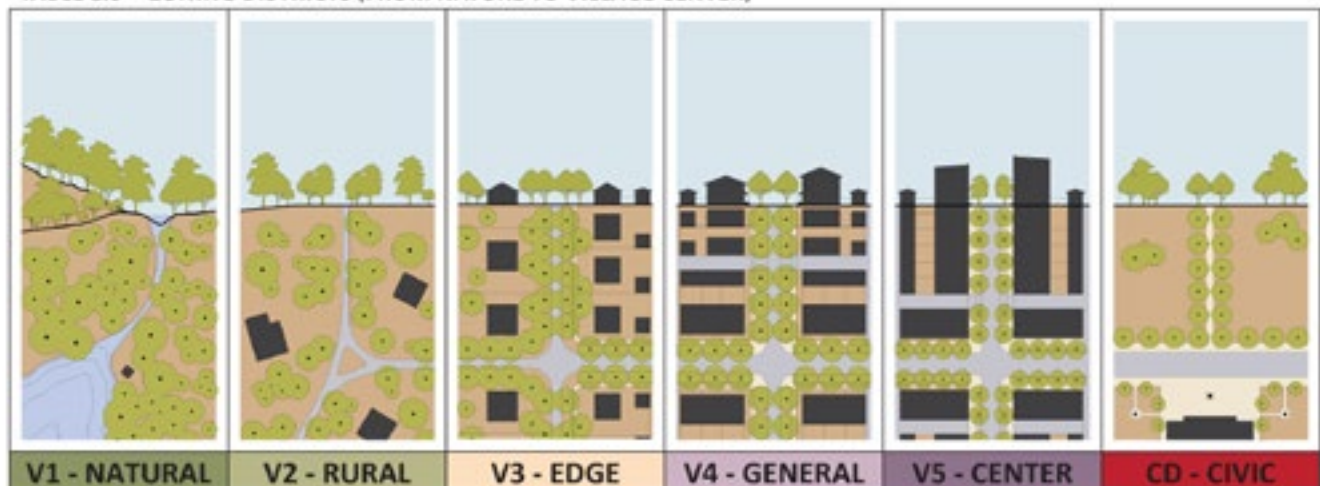
- 1) an already Designated Historic site/building;
- 2) a site/building suspected of being a significant part of Ramona or our nation's history should research to establish the validity of the site's historical role, then contact County of San Diego Historical Site Board staff and voluntarily nominate the site for Historical Registry if it so merits. Finally, incorporate the site and its qualities into new improvements per San Diego County Zoning Ordinance Division §5700, and;
- 3) a site that does not qualify as a Historical Site but exhibits a good deal of the character of a period that can contribute to Ramona's historic continuity. All older buildings which retain much of their original design character should be retained and should have all alterations and additions done per compatibility standards outlined in Zoning Ordinance §5718 as well as the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Historic Buildings" publish by the U.S. Department of the Interior. Finally, all new buildings which are built on to or adjacent to older buildings of substantial historic character should be designed to be respectful of the older buildings, while not mimicking the older buildings. New structures should consider the compatibility of details, materials, textures, colors and landscape features.

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### 8720 Zoning Districts

- a. The following Districts are established under the provisions of this Section:
- The Natural Zoning District (RM-V1) consists of land subject to the Santa Maria Creek Master Plan and is intended to approximate a open, undeveloped condition to be reserved as Natural Space.
  - The Rural Zoning District (RM-V2) consists of mostly undeveloped or agricultural land with little spatial definition of outdoor spaces, if any.
  - 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.
  - 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.
  - 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.
  - 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.

TABLE 1.6 ZONING DISTRICTS (FROM NATURE TO VILLAGE CENTER)



### 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.

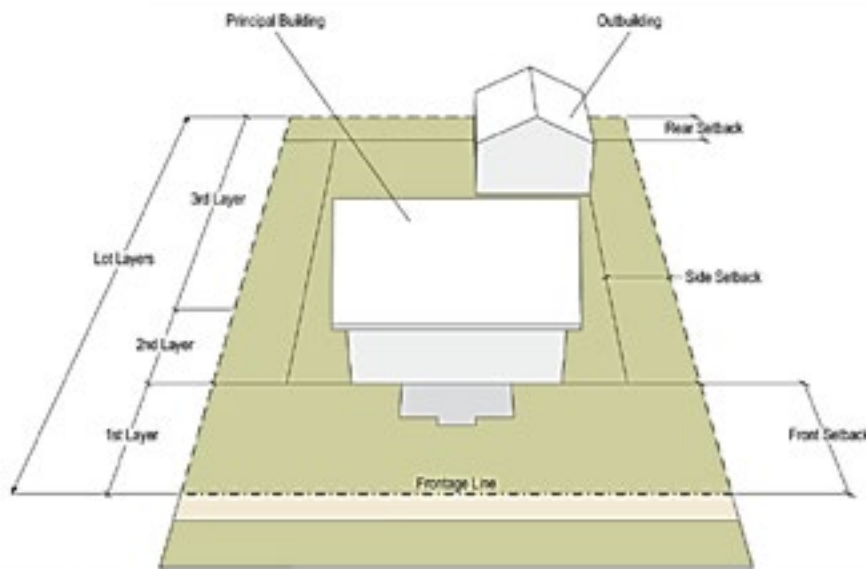


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### 8723 Lot

- a. Lot Lines abutting a Thoroughfare shall be known as a Frontage Line as per Table 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 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 RMV-Zone)
- e. Where multiple Lots are aggregated under single ownership, the side Setbacks between assembled Lots may be eliminated.
- f. Lots shall be regulated according to three horizontal Layers as shown on Table 1.4 and according to the following guidelines:
  - i. First Layer: The area of a Lot from any Frontage Line to the Facade of the Primary Building.
  - ii. Second Layer: The area of a Lot set behind the first Layer to a depth of 20 feet.
  - iii. Third Layer: The area of a Lot set behind the second Layer and extending to the rear Lot Line.

**TABLE 1.7 LOT LAYER SUMMARY**



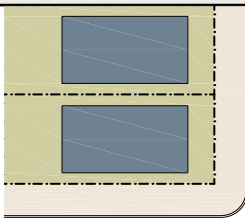
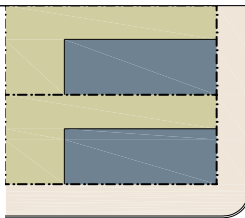
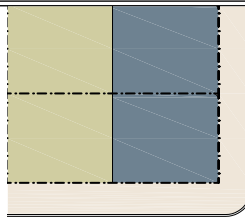
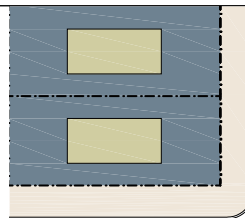
Primary Frontage Line	A Lot line bordering the primary access from the Public Frontage along a thoroughfare.
Secondary Frontage Line	Corner Lots have more than one Frontage Line. One Frontage Line is designated the Primary Frontage Line and all remaining Frontage Lines are designated as Secondary Frontage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

## PART EIGHT: 8710 Sub-Area General Standards

### 8725 Building Placement

- Front, Side and Rear Setbacks control the spatial enclosure of Thoroughfares and Civic Spaces, and are coordinated by district according to 8711 Intent.
- 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.
- Primary Building Facades shall be built parallel to the Frontage Line of a Lot in order to ensure buildings face the street.
- Lot coverage by buildings and impermeable surfaces shall be regulated as a percentage of each Lots area.
- 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.

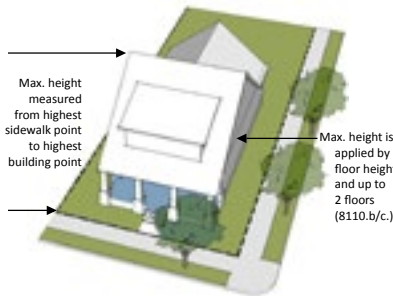
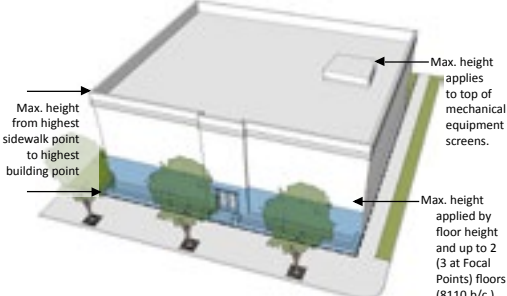
**TABLE 1.8 BUILDING PLACEMENT ON THE LOT**

<b>a. Freestanding Rural Buildings (Detached)</b> Defined by their open space (yard) with Porches, Common Yards, and Terrace frontages (see Table 1.6), the Colonnade Sub-Area exemplifies this pattern. All of RM-V1, RM-V2, RM-V3 and a majority of RM-V4 with less in RM-V5 will include detached buildings. Residential, commercial and horizontal mixed use buildings use this building and yard type.	
<b>i. Edgeyard:</b> The placement of a Primary Building within the boundaries of its Lot to create an Edgeyard around the building, with Setbacks on all sides. The Primary Frontage Line is along the Thoroughfare.	 <div style="background-color: black; color: white; padding: 5px; text-align: center;"> <b>V1 V2 V3 V4</b> </div>
<b>ii. Sideyard:</b> The placement of a Primary Building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side.	 <div style="background-color: black; color: white; padding: 5px; text-align: center;"> <b>V3 V4 V5</b> </div>
<b>b. Compact Buildings (Attached)</b> Defined by their various shop front, entry planter, and stoop frontages with the yard in the rear or mid Lot. The Old Town Sub-Area Main Street exemplifies this pattern. Rowhouses, stacked flats, commercial buildings and vertical mixed use building use this building type. The majority of Ramona is limited to 2 floors and 35 height with 3 floor buildings allowed on Focal Points lots.	
<b>i. Rearyard:</b> The placement of a Primary Building within the boundaries of its Lot to create a Rearyard, leaving the rear of the Lot as private space or available for dedicated parking in its commercial form.	 <div style="background-color: black; color: white; padding: 5px; text-align: center;"> <b>V4 V5</b> </div>
<b>ii. Courtyard:</b> The placement of a Primary Building within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios.	 <div style="background-color: black; color: white; padding: 5px; text-align: center;"> <b>V4 V5</b> </div>

### 8727 Building Height

- Permitted building heights shall be measured in number of Stories (Floors) and maximum height.
- Stories may not exceed 16 feet in maximum height from ground floor to upper floor.
- Upper Stories may not exceed 14 feet in maximum height on upper floor to upper floor.
- 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 be a Focal Point to allow 3 floors and 45 feet maximum height limit (see Map 4 and 5).
- 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.
- 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.

**TABLE 1.9 BUILDING HEIGHT DEFINITION ILLUSTRATED**

<b>a. Freestanding Rural Building (Detached) Height:</b> Maximum height shall be 35 feet and 2 floors without exception. The max. height includes all roof ridges, parapets, and rooftop mechanical equipment screen.		<b>b. Compact Building (Attached) Height:</b> The Maximum height shall be 35 feet and 2 floors (Exception: Focal Point lots shall be 45 feet and 3 floors, see Map 2). The max. height(s) include all roof ridges, parapets and rooftop mechanical equipment screens.	
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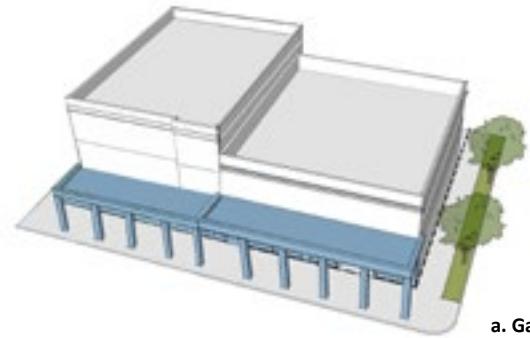
## PART EIGHT: 8710 Sub-Area General Standards

### 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 Tables.

**TABLE 1.10 PUBLIC ENCROACHMENTS & PRIVATE FRONTAGES**

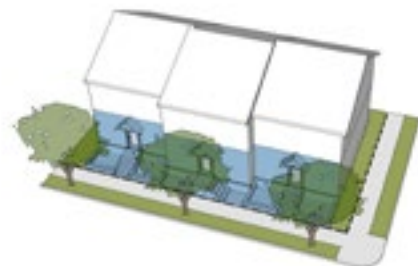
	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
<b>a. Gallery:</b> an attached cantilevered shed or a lightweight colonnade extending from a building facade to overlap the Sidewalk. Accessible to Attached Buildings				
<b>b. Awning:</b> a window covering attached to an exterior wall of a building to shade a shopfront display window. Accessible to Attached Buildings.				
<b>c. Entry Planter:</b> a raised or at grade vegetative planter at one or both sides of a Principal Entrance of a building. Accessible to both Attached and Freestanding Buildings.				
<b>d. Stoop:</b> an exterior stair and landing leading to an elevated first Story of a building and primarily to access Attached Residential Uses. Accessible to Attached Buildings.				
<b>e. Terrace:</b> an elevated, paved patio, porch or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.				
<b>f. Porch:</b> a roof covered raised platform at the entrance to a building with a common yard buffering it from pedestrian activity of the Sidewalk. Accessible to Freestanding Bldgs.				
<b>g. Common Yard:</b> an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk. Accessible to Freestanding Buildings.				



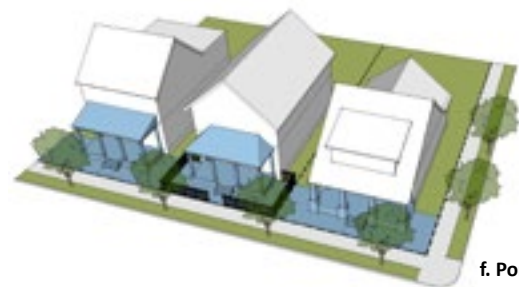
a. Gallery



b. Awning



d. Stoop



f. Porch



g. Common Yard