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PART EIGHT: 8770 RM-V3 Edge District

8770 RM-V3 Edge District Development Standards

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Lots located within the RM-V3 - Edge District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 4.5). The construction improvement requirements (sidewalk, landscape furnishing, street trees, etc) and fees are based upon Lot Widths (§8771). These Public Frontage requirements are located in §8857 Public Realm - Thoroughfares.

8771 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.

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).
- b. Lots designated as RM-V3 on the Ramona Village Core Zoning Map or the Colonnade Area Zoning Map shall be restricted to the following requirements:
 - i. Lots and buildings shall be restricted to Residential, Civic, and Agricultural Use categories on Table 4.0 only.
 - ii. 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.)
- 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 shall not exceed a height of 35 feet.

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TABLE 4.0 PERMITTED USES

RESIDENTIAL	V3
Accessory Apartment	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	M
OFFICE	V3
Professional Office Space (Class A)	
COMMERCIAL	V3
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	A
Animal Sales and Services	
Auctioning	
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	m
Fleet Storage	
Parking	R
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	M

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

COMMERCIAL (continued)	V3
Convenience Sales and Service	R
Cottage Industries	m
Eating and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	m
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	m
Participant Sports and Recreation	
Indoor	m
Outdoor	M
Personal Services, General	R
Recycling Collection / Processing Facility	M
Repair Services, Consumer	R
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	m
Lodging	R
Resort	m
Wholesale Storage and Distribution	
Mini-Warehouse	m
Light	
Heavy	

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

INDUSTRIAL	V3
Custom Manufacturing	M
General Industrial	M
AGRICULTURAL	V3
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	m
Support	m
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
EXTRACTIVE	V3
Mining and Processing	
Sire Preparation	M
CIVIC	V3
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	m
Small Schools (50 or fewer students)	R

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8773 Parking and Storage

- a. The required number of parking spaces per general Land Use are as specified on Table 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 (See Table 4.3). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.
- d. Garages shall be located in the third Lot Layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.
- 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.
- 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.
- g. Outdoor Storage shall be located in the second and third Lot Layers on Table 4.4.D Parking and Storage Diagram.
- h. Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fences.
- 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.

TABLE 4.1 V3 REQUIRED VEHICULAR PARKING SPACES

RESIDENTIAL	2.0 / dwelling
Studio Units <600 sf and Secondary Dwelling Units	1.0 / dwelling
Guest and Visitors	0.5 / dwelling
COMMERCIALⁱ	4.0 / 1000 sq. ft.
Automotive and Equipment	3.0 / 1000 sq. ft.
Business Equipment and Sales Services	3.0 / 1000 sq. ft.
Medical Services	1.75 / bed capacity
Participant Sports and Recreation	1.0 / 3 total occupancy
Spectator Sport and Recreation	1.0 / 3 total occupancy
Swap Meets	6.0 / 1000 sq. ft.
Transient Habitation	1.0 / guest room
Wholesale Storage and Distribution	1.0 / 300 sq ft.
CIVIC	1.0 / 4 total occupancy
Clinical Services	1.0 / employee ; 1.0 / exam room
Community Recreation	1.0 / 4 total occupancy
Child Care (and small schools)	1.0 / 300 sq ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 4 total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Elementary	1.0 / 300 sq ft. ; 1.0 / employee
Other and Charitable	1.0 / employee ; 1.0 / 2 students
Religious Assembly	1.0 / 4 total occupancy
OFFICE (CLASS A)	not applicable
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	1.0 / 300 sq ft.

ⁱ Square footage shall be calculated as Gross Leasable Floor Space (includes Restaurants and Retail).

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

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TABLE 4.2 SHARED-USE PARKING MULTIPLIER

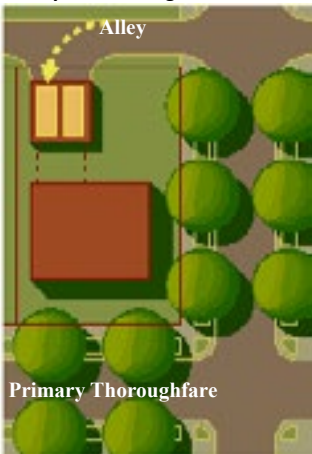
USE #1	USE #2	MULTIPLIER	<p>Example of Share Parking Calculation:</p> <ol style="list-style-type: none"> Determine V3 Building(s) Land Uses per each Lot: <ol style="list-style-type: none"> Ground Floor Professional Services 2,000 sq. ft.: 3 Spaces per 1000 sq. ft. = 6 Parking Spaces Upper Floor Residential Units (2): 2 Spaces per Unit = 6 Parking Spaces Total Number of Parking Spaces Required = 16 Shared Parking Multiplier for Residential Use plus Professional Services (a typical office) = 70% Multiply 16 x .70 = 12 (rounded up to the nearest number) Minimum Number of Parking Spaces is 12 per Lot. <p>The rationale for Shared Parking is that during the day, when the Professionals Services is in use and needing parking spaces, the residences above will not be in use. This need is reversed after business hours when residents come home. Therefore, two parking spaces are shared on-site. In addition, each lot fronts a street that has on-street parking spaces. These spaces act as overflow and guest parking areas. Shared Parking Multiplier is the minimum amount of parking required and an owner may build above this minimum requirement.</p>
RESIDENTIAL	+ Convenience Sales and Service + Eating and Drinking Establishment + Food and Beverage Retail Sales + Laundry Services + Personal Services, General + Repair Services, Consumer + Retail Sales (all types)	80%	
RESIDENTIAL	+ Lodging	75%	
RESIDENTIAL	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	70%	
Convenience Sales and Service Eating and Drinking Establishment Food and Beverage Retail Sales Laundry Services Personal Services, General Repair Services, Consumer Retail Sales (all types)	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	80%	

TABLE 4.3 PARKING PLACEMENT STANDARDS (ADVISORY)

a. Parking Placement on the Lot Standards

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist.

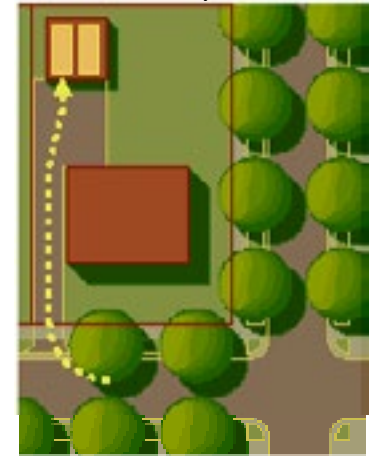
i. Alley/Outbuilding



ii. Alley/Park Beside



iii. Front/Third Lot Layer



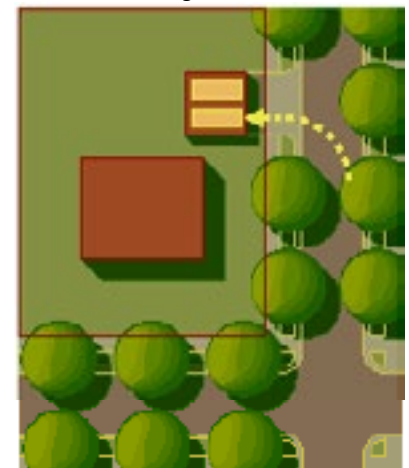
iv. Front/First Lot Layer



v. Front/Second Lot Layer



vi. Side/Outbuilding



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8775 Building Placement

- a. One (1) Primary Building and one (1) Outbuilding may be built on each Lot (see Table 4.4.B).
- b. Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 4.4.B.
- c. Primary Buildings may be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building (see Table 1.8.a).
- 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 Facades 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 a Frontage Line.

8777 Building Height

- a. The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height (see Table 4.4.A).
- b. The maximum height of all Outbuildings shall be two (2) floors and 25-feet maximum height (see Table 4.4.A).

8779 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.
- b. The color palette for each distinct building should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. 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.
- d. All Facades shall be glazed with clear glass no less than 30% of the first Story, and follow these general patterns:
 - i. Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70% of the first Story.
 - ii. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. Buildings shall have a gable, hip, shed or flat roofs, and follow these general patterns for each:
 - i. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or corrugated metal.
 - ii. Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.
 - iii. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.
 - iv. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.

8780 Landscape

- a. The first Lot Layer should not be paved, with exclusion of Driveways as specified in §8705(a) and walkways, leading to Principal Entrances.
- 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 for every ten (10) parking spaces. See Table 8.7 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall utilize §8781 Stormwater paving, channelling, storage, and filtration techniques.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 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 sized, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.

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8781 Stormwater Management

- a. Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (See Table 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. Channelling facilities shall be allowed in the first, second and third Lot Layers.
- e. Channelling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.
- f. Channelling 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 should collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water to the Santa Maria Creek Greenway.
- i. Storage facilities shall be limited to Irrigation Ponds and/or Retention Basin with sloping bank and/or fence and Creek.
- j. Filtration techniques 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, Bio-Retention Swale, Rain Garden, constructed wetlands, and Green Roof(s).

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TABLE 4.4 RM-V3 SUMMARY TABLE

BUILDING PLACEMENT

Freestanding Rural Building	permitted
Attached Compact Building	not permitted

LOT OCCUPATION

Lot Coverage	60% max.
Facade Buildout at Primary Front Setback	40% min.

PRINCIPAL BUILDING SETBACKS

Primary Front Setback	24 ft. min.
Secondary Front Setback	12 ft. min.
Side Setback	12 ft. min.
Rear Setback	3 ft. min.

OUTBUILDING SETBACKS

Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.

BUILDING HEIGHT (FLOORS/FEET)

Principal Building	2 max. 35 feet max.
Outbuilding	2 max. 35 feet max.

ENCROACHMENTS

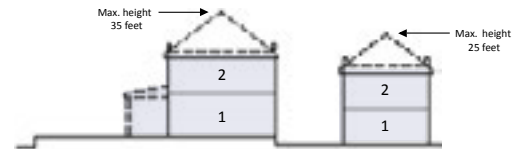
i. Within Setback Encroachments	
Open Porch	50% max.
Balcony and/or Bay Window	25% max.
Stoop or Terrace	not permitted
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	not permitted
iii. Encroachment Depths	
Porch	8 ft. min.
Gallery	not permitted
Arcade	not permitted

PARKING LOCATION

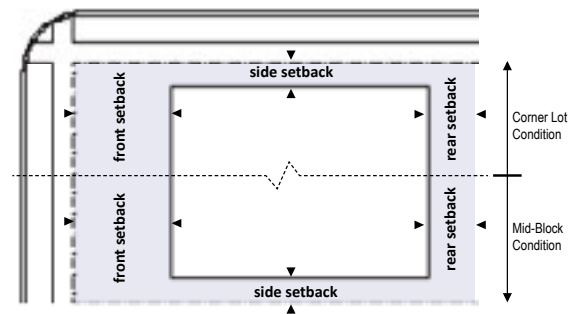
2nd Layer	permitted
3rd Layer	permitted

STORAGE LOCATION

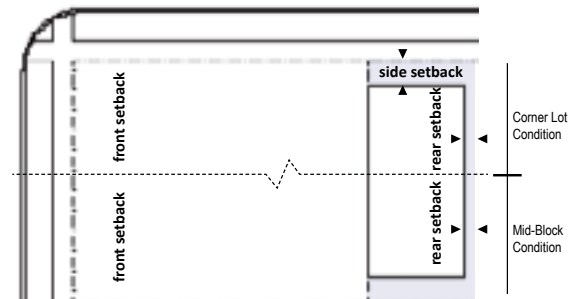
1st Layer	permitted
3rd Layer	permitted
3rd Layer	permitted



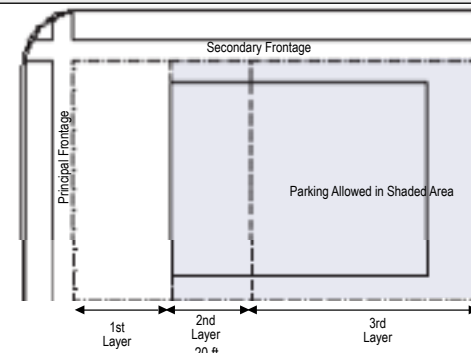
A. BUILDING HEIGHT DIAGRAM



B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM




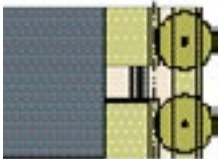
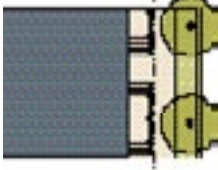
D. PARKING AND STORAGE LOCATION DIAGRAM

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8783 Private Frontages

- a. Open Porches may Encroach the within first Lot Layer 50% of its depth as specified on Table 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.

TABLE 4.5 RM-V3 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Porch: a roof covered, raised platform at the entrance to a building.					50% min	not permitted	8 ft. depth min.
b. Dooryard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					80% max	not permitted	not applicable
c. Terrace: an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					80% max	not permitted	not applicable




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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 (Table 1.7).
- b. Signage shall be designed according to Table 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.
- 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.
- e. Outdoor Display Cases shall not exceed six (6) square feet and shall not be internally illuminated.

TABLE 4.6 RM-V3 SIGN STANDARDS

(GRAPHICS ARE ADVISORY)

SPECIFICATIONS			SPECIFICATIONS		
a. Address Sign		Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max From Sidewalk Clearance 4.5 ft min Apex Not Applicable Letter Height 12 in max	b. Nameplate Sign		Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max Clearance 4 ft max Apex 7 ft max Letter Height 12 max
c. Outdoor Display Case		Quantity 1 per address Area 6 sf max Width 3.5 ft max Height 3.5 ft max Depth / Projection 5 in max Clearance 4 ft max Apex 42 in max Letter Height 12 in max			

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8787 Lighting

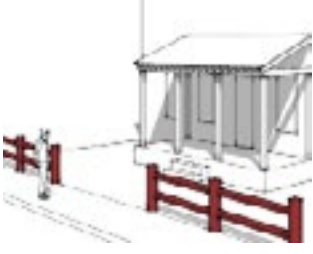
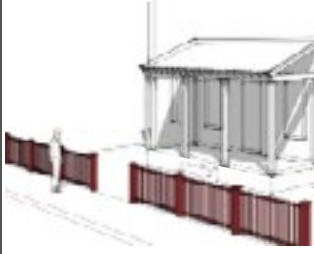

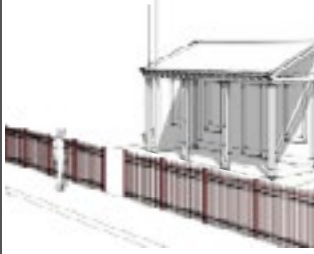

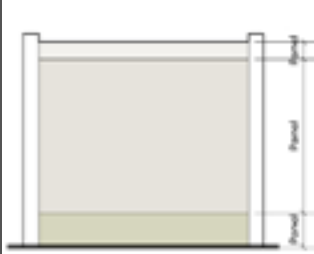
- a. Lighting shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries.
- d. Overhead lighting shall be 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 a bollard or fixture 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.

8789 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- 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.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with post hedges shall be setback 18 inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

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TABLE 4.7 RM-V3 FENCING STANDARDS

SPECIFICATIONS			SPECIFICATIONS		
<p>a. Split Rail</p> 	<p>Materials</p> <p>Finish</p> <p>Setback</p> <p>Height</p> <p>Location</p>	<p>wood or concrete</p> <p>paint, stain or natural</p> <p>0" or 18" for landscape</p> <p>3 ft. max.</p> <p>primary and secondary front setbacks</p>	<p>b. Post and Picket</p> 	<p>Materials</p> <p>Finish</p> <p>Setback</p> <p>Height</p> <p>Location</p> <p>Picket Spacing</p>	<p>wood or concrete</p> <p>paint, stain or natural</p> <p>0" or 18" for landscape</p> <p>3 ft. min. to 6 ft. max.</p> <p>primary and secondary front setbacks</p> <p>≤2.5 times width of picket</p>
<p>c. Hedge</p> 	<p>Materials</p> <p>Finish</p> <p>Setback</p> <p>Height</p> <p>Location</p> <p>Plant Type</p>	<p>landscape</p> <p>natural</p> <p>18" from edge of curb</p> <p>3 ft. min. to 6 ft. max.</p> <p>all setbacks</p> <p>evergreen</p>	<p>d. Metal</p> 	<p>Materials</p> <p>Finish</p> <p>Setback</p> <p>Height</p> <p>Location</p>	<p>aluminum or wrought iron</p> <p>powder coat or paint</p> <p>0" or 18" for landscape</p> <p>3 ft. min. to 6 ft. max.</p> <p>all setbacks</p>
<p>e. Hedge and Post</p> 	<p>Materials</p> <p>Finish</p> <p>Setback</p> <p>Height</p> <p>Location</p> <p>Plant Type</p>	<p>landscape and wood</p> <p>paint, stain or natural</p> <p>18" from edge of curb</p> <p>3 ft. min and 6 ft. max.</p> <p>all setbacks</p> <p>evergreen</p>	<p>f. Panel</p> 	<p>Materials</p> <p>Finish</p> <p>Setback</p> <p>Height</p> <p>Location</p>	<p>wood or vinyl</p> <p>paint or stain</p> <p>0" or 18" for landscape</p> <p>3 ft. min. to 6 ft. max.</p> <p>side and rear setbacks</p>