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PART EIGHT: 8810 RM-V1 Natural District

Lots located within the RM-V1 Natural District shall be subject to the requirements of this section and the Resource Protection Ordinance (RPO) §86.601 et seq. as these areas include sections of the Santa Maria Creek Greenway, Floodway, and Floodplain. Lots located within the RM-V1 should also be subject to the Ramona Community Trails and Pathways Plans to provide trail easements for the Santa Maria Creek Greenway.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 1.7). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (§8811). These Public Frontage requirements are located in §8857 Public Realm - Thoroughfares.

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 Building (see Table 1.5).
- 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.
- c. Lots designated as RM-V1 on the Ramona Village Core Zoning Map shall be restricted to the following requirements:
 - i. Lots and buildings shall be restricted to combining two (2) Permitted Use categories on Table 6.0 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).
- 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.

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TABLE 6.0 PERMITTED USES

RESIDENTIAL	V1
Accessory Dwelling Unit Apartment	R
Family Residential	R
Farm Labor Camps	M
Group Residential	M
Mobile Home Residential	M
OFFICE	V1
Professional Office Space (Class A)	
COMMERCIAL	V1
Administrative and Professional Service	
Agricultural and Horticultural Sales	
Agricultural Sales	M
Horticultural Sales	M
Agricultural Services	
Animal Sales and Services	
Auctioning	M
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	
Fleet Storage	
Parking	
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	
Communication Services	
Construction Sales and Personal Service	

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

NOT ALLOWED

COMMERCIAL (continued)	V1	INDUSTRIAL	V1
Convenience Sales and Service		Custom Manufacturing	
Cottage Industries	m	General Industrial	
Eating and Drinking Establishment		AGRICULTURAL	V1
Outdoor Dining (encroaching into ROW)		Horticulture	
Food and Beverage Retail Sales		Cultivation	R
Financial, Insurance and Real Estate		Storage	R
Funeral and Internment Services		Tree Crops	R
Cremating / Interning		Row and Field Crops	R
Undertaking		Packaging and Processing	
Gasoline Sales		Limited	R
Laundry Services		General	M
Medical Services		Support	M
Participant Sports and Recreation		Winery	M
Indoor		Small Winery	A
Outdoor	M	Boutique Winery	R
Personal Services, General		Wholesale Limited Winery	R
Recycling Collection / Processing Facility	M	Agricultural Equipment Storage	M
EXTRACTIVE	V1	CIVIC	V1
Repair Services, Consumer		Administrative Services	M
Research Services (Cottage Industry)		Ambulance Services	M
Retail Sales		Emergency Shelter	R
General		Clinic Services	M
Specialty		Community Recreation	M
Scrap Operations		Cultural Exhibits and Library Services	M
Spectator Sport and Entertainment		Child Care Center	M
Limited		Essential Services	R
General (Private Gymnasium)		Fire Protection Services	R
Swap Meets (not to exceed 5,000 sf)		Group Care	M
Transient Habitation		Law Enforcement Services	m
Campground	M	Lodge, Fraternal and Civic Assembly	M
Lodging		Major Impact Services and Utilities	M
Resort	M	Minor Impact Utilities	m
Wholesale Storage and Distribution		Parking Services	M
Mini-Warehouse	M	Postal Services	M
Light		Religious Services and Assembly	M
Heavy		Gymnasium Facilities	M
		Small Schools (50 or fewer students)	m

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8813 Parking and Storage

- a. The required number of parking spaces per general Land Use are as specified on Table 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.
- 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.
- 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 display shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 6.1 V1 REQUIRED VEHICULAR PARKING SPACES

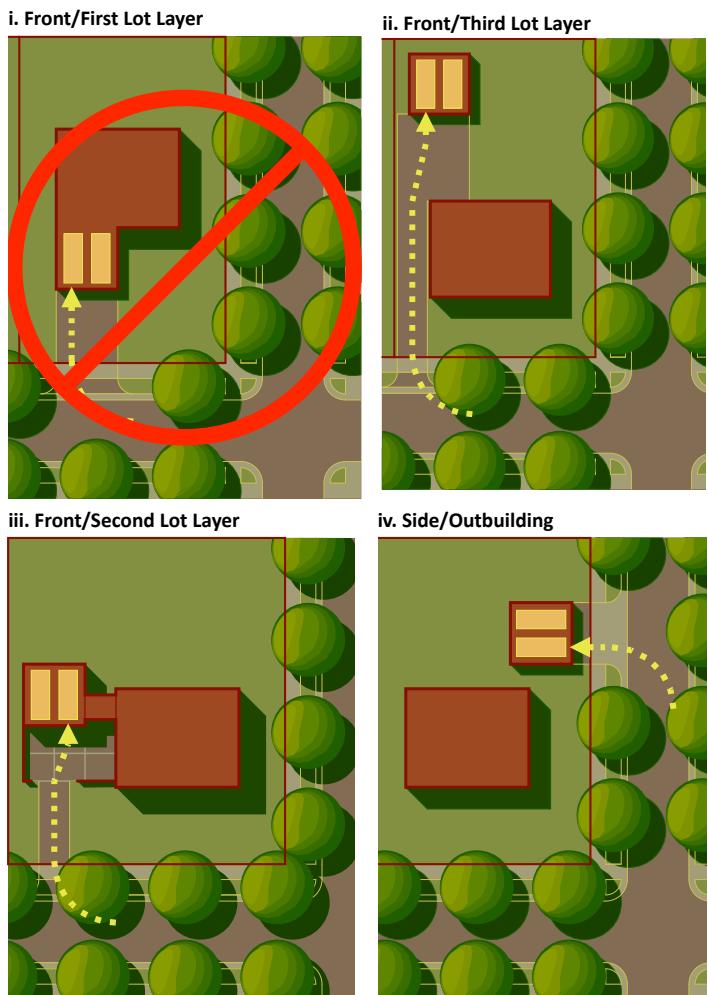
RESIDENTIAL	2.0 / dwelling
Studio Units <600 sf + 2 nd Dwelling Units	1.0 / dwelling
Guest and Visitor	0.5 / dwelling
COMMERCIAL ⁱ	4.0 / 1000 sq. ft.
Automotive and Equipment	3.0 / 1000 sq. ft.
Business Equipment and Sales Services	3.0 / 1000 sq. ft.
Medical Services	1.75 / bed capacity
Participant Sports 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.

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

TABLE 6.2 PARKING PLACEMENT STANDARDS

a. **Parking Standards Diagrams (Advisory)**
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.



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8815 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 6.3.
- c. Primary Buildings shall be positioned within the required Setbacks of a Lot to create an a Freestanding Rural Building

8817 Building Height

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

8819 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. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontages.
- 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 the exception of Driveways as specified in §8705(b) 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 natural character of Santa Maria Creek.
- c. Parking and landscaped areas shall utilize integrate §8821 Stormwater managment paving, channelling, storage, and filtration techniques.
- 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.
- e. Shrubs should be of medium sized, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosporum, Pyracantha, and Ribes species.

8821 Stormwater Management

- a. Pervious Pavements Paving techniques shall may be allowed used in the first, second and third all Lot Layers (see Table 4.4.d).
- b. Pervious Pavements Paving techniques shall may be used where possible for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.
- d. Channelling facilities shall be allowed in the first, second and third Lot Layer.
- e. Channelling techniques shall be allowed and used to direct storm water primarily into storage and filtration areas. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.
- f. Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.
- g. Storage facilities shall be allowed 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 storm water to the Santa Maria Creek Greenway.
- i. Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.
- j. Filtration techniques shall be allowed the second and third Lot Layers.
- k. Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).
- l. Filtration facilities Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including shall be limited to Purification Biotope, Vegetation Purification Bed, Bio-Retention Swale, Tree Wells, Impervious Area Dispersion, Rain Garden and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

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TABLE 6.3 RM-V1 SUMMARY TABLE

BUILDING PLACEMENT		BUILDING HEIGHT DIAGRAM
Freestanding Rural Building		permitted
Attached Compact Building		not permitted
LOT OCCUPATION		
Lot Coverage		50%
Facade Buildout at Primary Front Setback		not applicable
PRINCIPAL BUILDING SETBACKS		
Primary Front Setback		24 ft. min.
Secondary Front Setback		12 ft. min.
Side Setback		12 ft. min.
Rear Setback		96 ft min.
OUTBUILDING SETBACKS		
Front Setback		24 ft min.
Side Setback		12 ft. min.
Rear Setback		12 ft. min.
BUILDING HEIGHT (FLOORS/FEET)		
Principal Building		2 max. 35 feet max.
Outbuilding		2 max. 25 feet max.
ENCROACHMENTS		
i. Within Setback Encroachments		
<i>Open Porch</i>		not permitted
<i>Balcony and/or Bay Window</i>		not permitted
<i>Stoop or Terrace</i>		not permitted
ii. Public Sidewalk Encroachments		
<i>Awning, Gallery, or Arcade</i>		not permitted
iii. Encroachment Depths		
<i>Porch</i>		8 ft min.
<i>Gallery</i>		not permitted
<i>Arcade</i>		not permitted
PARKING LOCATION		
2nd Layer		permitted
3rd Layer		permitted
STORAGE LOCATION		
1st Layer		permitted
2nd Layer		permitted
3rd Layer		permitted

BUILDING HEIGHT DIAGRAM

PRINCIPAL BUILDING PLACEMENT DIAGRAM

OUTBUILDING PLACEMENT DIAGRAM

PARKING AND STORAGE LOCATION DIAGRAM

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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.

TABLE 6.4 RM-V1 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. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					50%	not permitted	8 ft. depth
b. Porch: a roof covered, raised platform at the entrance to a building.					100%	not permitted	not applicable

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.

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.

c. Signage shall be designed according to Table 6.5 and not exceed more than five (5) square feet per Lot.

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 Principle Entrances of any building with a Commercial Use

TABLE 6.5 RM-V1 SIGN STANDARDS

(GRAPHICS ARE ADVISORY)

	SPECIFICATIONS		SPECIFICATIONS		
a. Address Sign	Quantity Area Width Height Depth / Projection From Ground Clearance Apex Letter Height	1 per address 2 sf max 24 in max 12 in max 3 in max 4.5 ft min Not Applicable 12 in max	b. Nameplate Sign	Quantity Area Width Height Depth / Projection From Ground Clearance Apex Letter Height	1 per address 2 sf max 24 in max 12 in max 3 in max 4 ft max 7 ft max 12 in max

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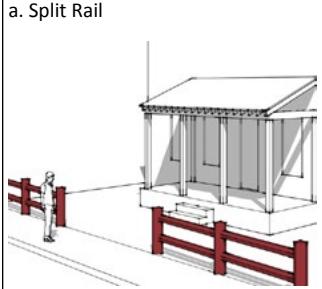
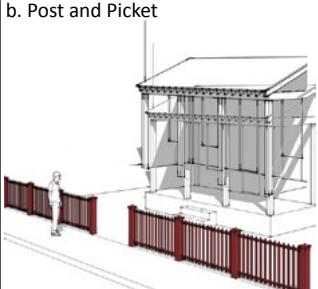
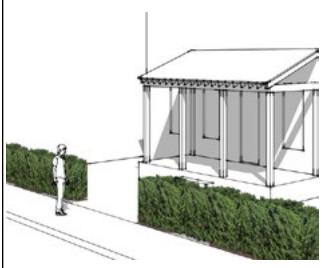
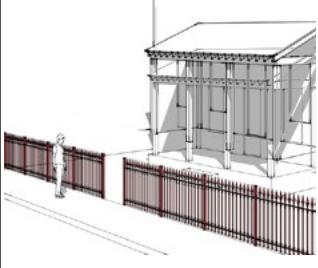
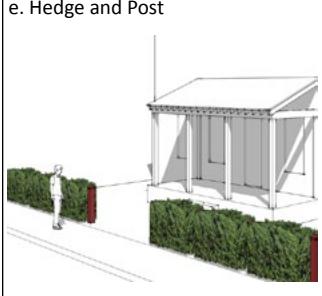
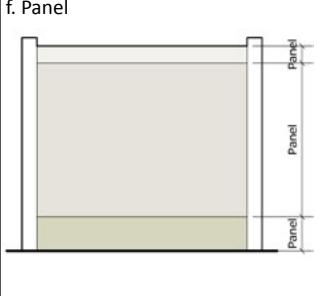
8827 Lighting

- a. Lighting shall be oriented to maintain the natural Dark Sky character within the Santa Maria Creek.
- b. No lighting level measured at the building Frontage Line shall exceed 0.5 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. No overhead lighting shall be allowed.
- 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.

8829 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- 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.
- 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.

TABLE 6.6 RM-V1 FENCING STANDARDS

SPECIFICATIONS		SPECIFICATIONS	
	a. Split Rail Materials Finish Setback Height Location primary and secondary front setbacks		b. Post and Picket Materials Finish Setback Height Location Picket Spacing primary and secondary front setbacks ≤ 2.5 times width of picket
	c. Hedge Materials Finish Setback Height Location Plant Type evergreen		d. Metal Materials Finish Setback Height Location all setbacks
	e. Hedge and Post Materials Finish Setback Height Location Plant Type evergreen		f. Panel Materials Finish Setback Height Location side and rear setbacks