

#	Topic Change	Explanation of Proposed Change	Form Based Code		
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General Administration and Process					
1	General Provisions	Clarifies that when there is an omission and or a conflict within the RVFBC, including non-conforming uses, the Zoning Ordinance (ZO) would be applied.	All	8701 a	8
2	Update Timeframe	Amends text regarding the frequency for review and update of the RVFBC from an annual basis to periodically.	All	8702 e	8
3	Stormwater	Adds text which requires the application of the Best Management Practice Design Manual (BMP) when conflict is found between the RVFBC and BMPs.	All	8701 f	8
4	Uses by Right	Deletes an inconsistency identifying uses permitted by right as being subject to all applicable regulations.	All	8702 e	8
5	Site Plan Permit Requirement	Requires the inclusion of a stormwater management measure with the submittal of landscape plans for Site Plan Permit Requirements.	All	8703 b iii	9
6	Non-conforming uses	Allows non-conforming uses to continue to operate unless a structural modification, remodel, or change of more than 120 square feet occurs.	All	8703 d	9
7	Site Plan Permit Review Board	Corrects an inconsistency discovered by changing the review body for a concurrent Site Plan permit and exemption process, from the RCPG to the RDRB, as is the intent of Design Review Boards.	All	8704 d	9
8	Minor Deviations	Adds new text which exempts stormwater design and signage changes from the Minor Deviation process.	All	8704 f	9
9	Site Plan Permit Exemption	Adds new requirements for Outdoor Patios, Condominium Conversion, that do not change property lines, and Tenant Improvements of existing buildings which propose 120-square feet or more of structure modification, remodel, or change to comply with the Site Plan Permits requirements.	All	8704 h	9
10	Design Review Checklist Exemption	Reduces the timeframe for Step One of the Design Review Checklist Process for pre-application meetings with PDS, RDRB, and the RCPG from 45-days to 30-days.	All	8708	10
Sub-Areas General Standards					
11	Paseo and Old Town Sub-Area Intent	Requires the preservation of Eucalyptus trees along Main Street in the Paseo and Old Town sub-areas, consistent with existing standards in the Colonnade sub-area.	RM-V5, RM-V4	8717 a, 8719 a	20, 23
Zoning Districts					
12	Introduction	Adds new text to guide RVFBC users to cross reference sub-area chapters when reviewing RM-V5 regulations.	RM-V5	8730	32
13	Building and Land Use	Adds text which require new developments' building frontage storefront bay widths to be designed into patterns of a minimum 25-feet, and a maximum 50-feet.	RM-V5	8732 c	32
14	Permitted Uses	Amends text to be consistent with State Law that Accessory Dwelling Units would be permitted by right. Changes the term "Accessory Apartment" to "Accessory Dwelling Unit".	RM-V5, RM-V4, RM-V3, RM-V2, RM-V1	Tables 2.0, 3.0, 4.0, 5.0, 6.0	33
15	Residential Parking	Amends parking requirements for residential dwellings from one-space per unit to two-spaces-per-unit.	RM-V5, RM-V4,	Tables 2.1, 3.1	34, 56,

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16	Residential Parking	Adds new parking requirements added for studio units less than 600 square feet, and accessory dwelling units for one-space-per-dwelling each.	RM-V5, RM-V4, RM-V3, RM-V2, RM-V1	Tables 2.1, 3.1, 4.1, 5.1, 6.1	34, 56, 66, 78, 88, 90
17	Residential Parking	Adds new parking requirements for guest and visitors of apartment and condominiums complexes to have a minimum of 0.5-parking spaces per unit	RM-V5, RM-V4, RM-V3, RM-V2, RM-V1	Tables 2.1, 3.1, 4.1, 5.1, 6.1	34, 56, 66, 78, 88, 90
18	Eucalyptus Tree Setback	Adds a new setback requirement of a minimum of 15-feet and a maximum of 45-feet for properties with Eucalyptus trees present along Main Street. An exception has been created which allows the RDRB to waive this setback because of no impacts to the trees. Is this setback is waived the standard setback shall apply.	RM-V5, RM-V4	8734 h, 8754 h	37, 56
19	Stormwater Management	Requires stormwater treatment mechanisms to be designed to complement the landscaping plan for the site and to prevent nuisance conditions on the site or adjacent properties. Additionally, it would require, when applicable and feasible, the incorporation of Green Infrastructure and Site Design BMP Requirements of the County LID Handbook and BMP Manual in the site designs. The proposed stormwater corrections are consistent throughout all zones within the RVFBC.	RM-V5, RM-V4, RM-V3, RM-V2, RM-V1, Civic	8739, 8760, 8781, 8781, 8801, 8821, 8847	36, 55, 69, 79, 89, 94
20	Signage Review Threshold	Creates a sign review minimum threshold for new and existing buildings from to projects of 120 square feet or more, and require a maximum of five signs per lot along the primary frontage of the property.	RM-V5, RM-V4	8743, 8763 a	43, 58
21	Signage	Adds new requirements which states that signage not identified in the RVFBC regulations shall follow the design review process.	RM-V5, RM-V4	8743 b, 8763 b	43, 58
22	Signage Allowance	Amends language for signage allowance from one-square foot of signage per every 50-linear feet to one square foot of signage per every 1.0 feet of principle building frontage or bay. New text would allow additional signage area for signs that contribute to the Building Design Standards, rural town quality identified within the RVFBC.	RM-V5, RM-V4	8743 c	43
23	Signage Allowance	Amends language for signage allowance from one-square foot of signage per every 50-linear feet to one square foot of signage per every 0.75 feet of principle building frontage or bay. New text would allow additional signage area for signs that contribute to the Building Design Standards, rural town quality identified within the RVFBC.	RM-V5, RM-V4	8763 c	58
24	Window Signage	New language has been added to state that window signs will contribute to the overall signage allotment for the building.	RM-V5, RM-V4	8743 o, 8763 o	43, 58
25	Sign Letter Height	Decreases the permitted signage letter height from 24 inches to 18 inches, unless building's setback is 100 feet or more from the street frontage, a 24 inches maximum letter height is permitted.	RM-V5, RM-V4	8743 r, 8763 r	43, 58
26	Monument Signs	New requirements have been created for monument signs. For multiple tenants in a building a maximum of 8-feet wide by 6-feet tall is permitted. For	RM-V5, RM-V4	8743 s, 8763 s	43, 58

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		a single tenant in a building a maximum of 6-feet wide by 5-feet tall is permitted.			
27	Outdoor Menu Boards	New requirements have been created for outdoor menu boards for drive through establishments. Two signs per allowing a maximum of five feet wide by five feet tall, unless it is not visible from the right-of-way, then an exception can be considered for six feet tall.	RM-V5, RM-V4	8743 t, 8763 t	43, 58
28	Gas Station Pricing Signs	New requirements have been created for gas station pricing signs. One sign is permitted per lot, allowing a maximum size of five feet by five feet tall. The letter height shall not exceed 12-inches tall, and no internal illumination other than letters and numbers shall be permitted.	RM-V5, RM-V4	8743 u, 8763 u	43, 58
29	Temporary Signage	New requirements have been created for temporary signs such as banners, and feathers allowing a maximum of four feet wide by six feet tall and limited to one special event annually for a 45-day display timeframe.	RM-V5, RM-V4	8743 v, 8763 v	43, 58
30	Logo Signs	New requirements have been created for logo signs, which will be permitted on architectural enhancements such as streetscreens. Logo signs will contribute to the overall building signage allotment.	RM-V5, RM-V4	8743 x, 8763 x	43, 58
31	Blow-up Signs	New requirements have been created for directional signs, permitting three per lot at a maximum of two square feet each.	RM-V5, RM-V4	8743 y, 8763 y	43, 58
32	Directional Signs	New requirements have been created for directional signs, permitting three per lot at a maximum of two square feet each.	RM-V5, RM-V4	8743 z, 8763 z	43, 58
33	Lighting	Adds language which prohibits lighting from escaping the horizontal plane and face down to preserve rural skies. This correction is consistent throughout all zones.	RM-V5, RM-V4, RM-V3, RM-V2, RM-V1, Civic	8745 c, 8765 c, 8787 c, 8807 c	45, 59, 73, 82, 92, 94
34	Lodging Uses	Deletes a reference that lodging uses shall be owner occupied.	RM-V4	8752 e	52
35	Building Placement	Corrects an inconsistency which identified lot coverage as a 70 percent minimum coverage to the correct 70 percent maximum.	RM-V4	8754 d	54
36	Building and Land Use	Corrects an inconsistency which limited RM-V3 properties from commercial uses, inconsistent with permitted uses table.	RM-V3	8772 b i	68
37	Building and Land Use	Corrects an inconsistency which identified RM-V3 lots to one single family dwelling each, to the correct multiple units per lot if applicable.	RM-V3	8772 b ii	68
Miscellaneous					
38	Approved Street Tree List	Removes and replaces trees on the approved tree list. Several previously approved tree species were not surviving colder winter temperatures. The amendment replaces these trees with species that can withstand colder winter temperatures.	Public Realm	Table 8.7	109
39	Accessory Dwelling Unit (ADU's)	Amends the definition of an ADU as a residential outbuilding of the Primary building. The current text defines an ADU as a second dwelling unit. The proposed definition is consistent with the state definition of ADUs.	All	8860	114
40	Outbuilding	Updates to include a reference to the Zoning Ordinance (ZO) definition of an outbuilding.	All	8860	116