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FOR INFORMATIONAL PURPOSES ONLY

LOCAL COASTAL PROGRAM

IMPLEMENTATION PLAN

APPENDIX A

USE TYPE DEFINITIONS

PARKING REGULATIONS

ENCLOSURE MATRIX

SUPPLEMENTAL LIMITATIONS ON USES.

2980 LIMITATIONS ON PERMITTED USES.

The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations."

- "1" Dwellings as Secondary Uses. Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.
- "2" Recycling Collection Facilities shall comply with the applicable provisions of Section 6970.
- "3" Recycling Processing Facilities shall comply with the applicable provisions of Section 6975.
- "4" Secondary Use. Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purposes.
- "5" Same Lot. Permitted only if located on the same lot as the industrial use it serves.
- "6" Veterinary Hospitals. Hospital must be located on a parcel of land not less than 2 acres in size. Indoor treatment areas must be located at least 100 feet from the nearest property line, and out door treatment or confinement areas must be located at least 200 feet from the nearest property line. If a proposed Hospital does not meet any of these requirements it may be allowed upon issuance of a Minor Use Permit.
- "7" Limitation on Enclosed Storage. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building, and the area devoted to storage shall not be greater than the area devoted to sales and administrative offices.
- "8" Enclosed Building. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building.
- "9" Enclosed Building or Walls. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences less than 6 feet in height.
- "10" Retail Establishments. Limited to retail establishments intended for the convenience of permitted establishments and/or clients thereof, provided no such retail establishment occupies more than 15 percent of the total floor area of the building in which it is located and has no entrance except from the lobby or interior of said building, or from a patio entirely surrounded by said building.
- "11" Insurance and Real Estate Offices. Limited to insurance and real estate offices as a secondary use within a dwelling. No such office shall have a floor area greater than the floor area devoted to residential purposes.
- "12" Gasoline Sales. There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.

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- "13" Drycleaning Plants and Laundries. Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.
- "14" Performance Standards. Subject to meeting the applicable provisions of the performance standards specified in Section 6300.
- "15" Performance Standards and Power. Subject to meeting the applicable provisions of the performance standards specified in Section 6300. Prior to the installation or operation of electric or other power sources in excess of 20 horsepower, the proposed use shall be reviewed pursuant to Section 6304 and the Director shall certify that the use complies with the applicable performance standards.
- "16" Animal Related Activities. Animal related activities may be permitted subject to the Animal Regulations commencing at Section 3000.
- "17" Cottage Industries. Permitted subject to the provisions of Section 6920.
- "18" Mobilehome Residential. Subject to the Mobilehome Park Regulations commencing at Section 6500 or the Planned Development Standards commencing at Section 6600.
- "19" Adult Entertainment Establishments. Subject to meeting the applicable provisions of the regulations and performance standards specified in Section 6930 and upon issuance of an Administrative Permit as specified in Section 6930.
- "20" Secondary Use: On building sites 5 acres or less in size, the use shall be restricted to locations above the first story of a building or buildings the first story of which is reserved for permitted principal uses. On building sites larger than 5 acres, the use may, as an alternate to the foregoing, be located in a building or buildings intended and located solely for secondary uses provided that not less than 50 percent of the site area is devoted exclusively to permitted principal uses.
- "21" Eating and Drinking Establishments. Allowed upon issuance of a Minor Use Permit, except when accessory to a Brewery or Microbrewery, then allowed upon issuance of an Administrative Permit subject to the provisions of Section 6158.j.
- Eating and Drinking Establishments in M56 Use Regulations. Notwithstanding Section 2566, the provisions of "10" apply, however for additional area see Section 6158.j.
- "22" Small, Boutique and Wholesale Limited Wineries. Allowed subject to the provisions of Section 6910.
- "23" Packing and Processing: General. Allowed as an accessory use to Commercial Agriculture subject to the provisions of Section 6157.g. Allowed as a primary use of a property upon issuance of a Major Use Permit.

PARKING REGULATIONS

6750 TITLE AND PURPOSE.

Section 6750 through 6799, inclusive, shall be known as the County Parking Regulations. The purpose of these regulations is to provide functional, safe and aesthetically pleasing off-street parking and loading facilities for vehicles and bicycles for each type of land use. The spaces provided are required for use by the employees, tenants, customers and guests of the establishment providing the parking facilities.

6753 GENERAL PARKING REQUIREMENTS.

- a. **New Uses and Structures.** A new use and/or structure shall provide the minimum number of parking and bicycle spaces specified in the Parking Schedules of the County Parking Regulations.
- b. **Existing Uses and Structures.** A previously permitted existing use and/or structure shall not reduce parking or bicycle spaces unless the reduced number of parking spaces still provided for the use and/or structure meets the minimum requirements of the County Parking Regulations for that use and/or structure.
- c. **Conversion, Alterations or Expansion of an Existing Use or Structure.** A previously permitted existing use and/or structure that is converted, altered or expanded shall provide additional parking spaces to accommodate the increase in capacity and/or intensity. This additional parking shall be provided unless the existing parking meets the parking requirements of the County Parking Regulations for the entire use and/or structure.
- d. **Availability.** Parking and Loading spaces shall be marked, maintained, and permanently available for the use they are intended to serve. Owners, lessees, tenants, or persons having control of the parking or loading spaces shall not prevent, prohibit or restrict the use of parking and loading spaces.
- e. **Usage.** Required parking and loading areas shall be used exclusively for the parking and loading of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise or equipment without a required County permit or approval, except where allowed by County Parking Regulations.
- f. **Exceptions.** Notwithstanding the general parking requirements set forth in subsections a. and c. above, parking requirements for uses conducted pursuant to a use permit, Historic District Site Plan, or community design review Site Plan in a Special Parking District, shall be determined in accordance with Sections 6782 and/or 6783. In communities with Village Zoning, such as Fallbrook, parking requirements shall be determined in accordance with the Parking Regulations for each zone. (See Section 8000 et seq. of the Zoning Ordinance).

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- g. Community Plan Policies. In the event that an applicable community plan contains policies relative to parking, those policies shall be considered when determining parking counts and design.

6754 ADDITIONAL PARKING REQUIREMENTS FOR ACCESSORY AND SPECIAL USES.

Parking standards for the following accessory and special uses shall be required as specified in the following sections of the Zoning Ordinance:

Section 6156:	Second Dwelling Units Family Day Care Home for Children, Large (9-14 Children) Bed & Breakfast Home Host Home
Section 6157:	On-Site Agricultural and/or Horticulture Sales Agricultural Tourism Agricultural Homestay Agricultural Microbrewery or Micro-Distillery Creamery
Section 6370:	Senior Projects and Density Bonus Projects
Section 6910:	Wineries
Section 6911:	Emergency Shelters
Section 6912:	Community Gardens
Section 6970:	Recycle Facilities

Parking standards for accessory uses not listed above shall be determined pursuant to the Parking Schedule of the County Parking Regulations and shall be required in addition to the parking requirements for the primary use.

6755 ACCESSIBLE PARKING REQUIREMENTS.

The Americans with Disabilities Act (ADA) governs the construction and alteration of public places, commercial facilities, and state and local government facilities to accommodate and provide adequate facilities for persons with disabilities. Accessible parking spaces shall adhere to the requirements of the California Building Code (Chapter 11B) for Accessible Parking standards as found in Title 24 of the California Code of Regulations.

6756 **COMPUTATION OF REQUIRED PARKING AND BICYCLE SPACES.**

- a. **Separate Uses.** The off-street parking spaces required for 2 or more uses on the same lot or parcel shall be the sum of the spaces required for each use or structure computed separately. A reduction in required parking may be requested in accordance with Section 6784.
- b. For purposes of computing required parking spaces, the following terms shall apply:
 - 1. **Bedrooms.** Where the number of bedrooms is specified as the means for calculating required residential parking spaces, dens, studies, studios, libraries, recreation rooms, sewing rooms, hobby rooms, work rooms or similar rooms shall be considered as bedrooms if they contain at least 70 square feet of floor area.
 - 2. **Gross Floor Area (GFA)** shall be determined by the total area expressed in square feet of all floors measured between the exterior walls of a building.
 - 3. **Employees.** Where number of employees is specified as the means of calculating required parking spaces, the employees counted are those who work on the premises during the largest work shift during the peak employment season.
 - 4. **Occupancy.** Where the maximum number of persons or seating capacity is specified as the means of calculating required parking spaces, the maximum occupancy shall be that permitted for the use or structure by the County Building Code.
- c. **Rounding.** In computing the required number of parking spaces or bicycle spaces, fractions of .5 or larger shall be rounded up to the next whole number. Fractions less than .5 shall be disregarded, except that when a use or structure requires 4 or fewer parking spaces, excluding bicycle spaces, any fraction shall be rounded up to the next whole number.

6757 **OFF-STREET PARKING REGULATIONS BY MAJOR LAND USE CATEGORY**
Sections 6758 through 6783 categorize the off-street parking regulations by major land use category. The County of San Diego classifies land uses within the following broad categories:

Section	Land Use Category	Description
6758	Residential	Property used by individuals and families for private residences or dwellings.
6760	Transient Habitation	Temporary or short-term lodging services. May include a hotel, motel, cabin, or campground.
6762	Commercial	Uses intended for retail, wholesale, office, or services.
6764	Civic	Uses that serve the community at large, including public spaces and structures that provide direct or indirect services to the public.
6772	Industrial and Storage	Uses intended for manufacturing or storage facilities.
6778	Agricultural	Land used for the growing of agriculture.

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6780	Other Occupancies and Uses	Uses not included in the land use categories within Sections 6758 through 6783.
6782	Use Permits and Historic District Site Plans	Uses conducted pursuant to a use permit or to a Historic District Site Plan.
6783	Special Parking Districts	Uses conducted within a Special Parking District as designated in Section 5761.

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13)

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

6758 PARKING REQUIREMENTS: RESIDENTIAL

Type of Occupancy Use or Structure	Off-Street Parking
Single Family Detached, Semi-Detached/Attached, Duplex Recreation Center in Planned Developments Bicycle Parking	The Sum of the Following: 2 Parking spaces per dwelling unit 0.1 Parking space per dwelling unit None Required
Multi-Dwellings (3 units or more on a single lot) Studio, 1 and 2 Bedroom 3 or More Bedrooms Guest Parking ¹ Recreation Center (> 1,000 sq.ft.) Bicycle Parking	The Sum of the Following: 1.5 Parking spaces per dwelling unit 2 Parking spaces per dwelling unit 0.2 Parking space per dwelling unit 0.1 Parking space per dwelling unit 0.5 space per dwelling unit
Mobile Home Residential Mobile Home Dwelling Unit Guest Parking ¹ Recreation Center (> 1,000 sq.ft.) Bicycle Parking	The Sum of the Following: 2 Parking spaces per dwelling unit 0.2 Parking space per dwelling unit 0.1 Parking space per dwelling unit None Required
Group Residential Boarding Houses (permanent), Fraternity/Sorority Houses, Dormitories, Student Housing, Convents/Monasteries Bicycle Parking	0.75 Parking space per person <i>(Based on the total occupancy permitted by the County Building Code)</i> 0.25 Bike space per person (except for Convents/Monasteries)
Multiple-Unit Housing for Senior Citizens Dwelling Unit/ Bedroom Guest Parking Bicycle Parking	The Sum of the Following: 1.5 Parking spaces per dwelling unit/bedroom 0.2 Parking space per dwelling unit/bedroom None Required

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Residential Care Facilities	The Sum of the Following:
Employee Parking	1 Parking space per employee (Largest work shift)
Guest Parking	0.33 Parking space per bedroom
Bicycle Parking	None Required
Accessory Apartment	1 Parking Space ²

¹ Up to one-third of the required guest parking may be met by on-street parking on an abutting public or private street, provided that the street is improved to County standards with provision for on-street parking.

² Space shall not be in tandem with any other required space.

³ Additions, alterations or expansions to a single-family dwelling constructed prior to February 16, 1970 or that was approved and constructed with only one parking space, do not require additional parking to be provided for the single family dwelling use. However, additional required parking must be provided for any accessory uses as required by the applicable section(s) of the Zoning Ordinance.

6760 PARKING REQUIREMENTS: **TRANSIENT HABITATION**

Type of Occupancy Use or Structure	Off-Street Parking
Campground, RV Parks	1 Parking space per campsite or RV
Bicycle Parking	None Required
Lodging Hotels, Motels, Resorts, and Spas	1 Parking space per guest room
Bicycle Parking	None Required
Boarding Houses (Transient)	1 Parking space per habitation room
Bicycle Parking	None Required

6762 PARKING REQUIREMENTS: **COMMERCIAL**

Type of Occupancy Use or Structure	Off-Street Parking
PERSONAL SERVICES	
Commercial Office	4 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
Financial Institution Bank, Savings and Loan (including banks with and without drive-through teller or ATM service)	4 Parking spaces per KSF GFA
Drive-Through Vehicle Stacking Provision	3 Vehicles (60 feet) minimum per teller/ATM lane
Bicycle Parking	0.1 Bike space per car space but not less than 3

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Type of Occupancy Use or Structure	Off-Street Parking
Eating and Drinking Establishment Excluding Stand-Alone Fast-Food Up to 3,000 Square Feet	The Greater Of: 6 Parking spaces per KSF GFA OR 0.2 Parking spaces per person <i>(Based on capacity of fixed or movable seating as permitted by the County Building Code)</i>
More than 3,000 Square Feet Bicycle Parking	The Greater Of: 10 Parking spaces per KSF GFA OR 0.33 Parking spaces per person <i>(Based on capacity of fixed or movable seating as permitted by the County Building Code)</i> 0.1 Bike space per car space but not less than 3
Stand-Alone Fast-Food Restaurant With Drive-Through Window Drive-Through Vehicle Stacking Provision Bicycle Parking	12 Parking spaces per KSF GFA 9.5 Parking spaces per KSF GFA 4 Vehicles (80 feet) minimum from the menu board 0.1 Bike space per car space but not less than 3
Laundromat Bicycle Parking	0.33 Parking spaces per washing machine 0.05 Bike space per car space but not less than 3
Dry Cleaner Bicycle Parking	3.3 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3
Barber Shop or Hair Salon Bicycle Parking	2.5 Parking spaces per chair/station 0.05 Bike space per car space but not less than 3
Funeral Parlor and Mortuary Bicycle Parking	The Sum of the Following: 0.25 Parking space per fixed seat 10 Parking space per KSF of non-fixed seating area in gathering room 0.05 Bike space per car space but not less than 3
Post Office Annex Including Privately Owned P.O. Box and Package Receipt Centers Bicycle Parking	2.5 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
RETAIL	
Retail Sales and Services	4.5 Parking spaces per KSF GFA

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Type of Occupancy Use or Structure	Off-Street Parking
<p>Includes Personal Services and Repair Services <i>Retail sales and services other than those specifically listed in this table</i></p> <p align="right">Bicycle Parking</p>	<p><i>(Total eating, drinking and entertainment uses cannot exceed 15% of project's GFA. Otherwise the floor area that exceeds 15% shall be calculated according to stand-alone eating and drinking establishment use parking requirements)</i></p> <p>0.1 Bike space per car space but not less than 3</p>
<p>Gasoline Station Without accessory retail sales and/or service</p> <p align="right">Bicycle Parking</p>	<p>1 Parking space per employee but not less than 3 <i>(largest work shift)</i></p> <p>0.05 Bike space per car space but not less than 3</p>
<p>With accessory retail sales and/or service</p> <p align="right">Bicycle Parking</p>	<p>4 Parking spaces per KSF GFA <i>(Parking requirement does not include spaces normally provided adjacent to gas pumps for fueling vehicles or service bays)</i></p> <p>0.1 Bike space per car space but not less than 3</p>
<p>Liquor Store</p> <p align="right">Bicycle Parking</p>	<p>3.3 Parking spaces per KSF GFA</p> <p>0.05 Bike space per car space but not less than 3</p>
<p>Stand-Alone Discount Club Store Includes Wholesale Warehouse-type Stores</p> <p align="right">Bicycle Parking</p>	<p>5.5 Parking spaces per KSF GFA</p> <p>0.05 Bike space per car space but not less than 3</p>
<p>Stand-Alone Drugstore</p> <p align="right">Bicycle Parking</p>	<p>3.5 Parking spaces per KSF GFA</p> <p>0.1 Bike space per car space but not less than 3</p>
<p>Stand-Alone Furniture and Appliance Sales</p> <p align="right">Bicycle Parking</p>	<p>3.5 Parking spaces per KSF GFA</p> <p>0.05 Bike space per car space but not less than 3</p>
<p>Stand-Alone Home Improvement Store Includes Building Materials and Lumber Stores</p> <p align="right">Bicycle Parking</p>	<p>3.5 Parking spaces per KSF GFA <i>(Outdoor sales area shall be included in total GFA)</i></p> <p>0.05 Bike space per car space but not less than 3</p>
<p>Building Supply Yards Includes Lumber, Plant Nurseries, Brick, Stone, and Gravel</p> <p align="right">Bicycle Parking</p>	<p>0.5 Parking spaces per KSF of display area</p> <p>0.05 Bike space per car space but not less than 3</p>
<p>Construction Sales, Service, and Rental Contractors office and outside service area</p> <p align="right">Bicycle Parking</p>	<p>The Greater Of: 1.5 Parking spaces per employee <i>(largest work shift)</i> OR 3.3 Parking spaces per KSF GFA</p> <p>0.05 Bike space per car space but not less than 3</p>
<p>Automotive or Equipment Sales and Service Automotive Service Only</p>	<p>3.3 Parking spaces per KSF GFA</p> <p>3 Parking spaces per repair stall</p>

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Type of Occupancy Use or Structure	Off-Street Parking
Bicycle Parking	0.05 Bike space per car space but not less than 3
Automotive Rental	The Greater Of: 2.5 Parking spaces per employee (largest work shift) (Plus 1 parking space per rental vehicle stored on-site) OR 5 Parking spaces per KSF GFA (Plus 1 parking space per rental vehicle stored on-site)
Bicycle Parking	0.05 Bike space per car space but not less than 3
Swap Meet	6.5 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
SPORTS AND ENTERTAINMENT	
Participant Sports and Recreation (Indoor) Health Club, Gym, Video Arcade, Skating Rink, Billiard/Pool Hall, Multipurpose Recreational Facility (Other than those specifically listed in this table)	6 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
Participant Sports and Recreation (Outdoor) As Required below for Specific Uses: Sports Courts (e.g. tennis, basketball, etc.) Ball Fields Group Picnic Areas Passive Useable Turf Areas for Informal Play Children's Play Area Swimming Pool Skate Park Boat Launch Ramp Bicycle Parking	The Sum of the Following that Apply: 3 Parking spaces per court 20 Parking spaces per ball field 1.5 Parking spaces per picnic table 0.2 Parking space per KSF 5 Parking spaces per KSF 10 Parking spaces per KSF of water surface 5 Parking spaces per KSF of skating area 10 Parking spaces per ramp plus 10 Parking spaces (10' wide x 45' long) for vehicles with boat trailers Individual sports and recreational uses shall include bicycle racks to accommodate 0.05 bike space per car space but not less than 5 bicycle spaces
Bowling Alley	6 Parking spaces per alley (Plus requirements for accessory uses)

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Type of Occupancy Use or Structure	Off-Street Parking
Bicycle Parking	0.1 Bike space per car space but not less than 3
Driving Range Bicycle Parking	The Sum of the Following: 1 Parking space per tee plus 1 Parking space per employee but not less than 3 <i>(Largest work shift)</i> <i>(Plus requirements for accessory uses)</i> 0.05 Bike space per car space but not less than 3
Golf Course Bicycle Parking	6 Parking spaces per hole <i>(Plus requirements for accessory uses)</i> 0.05 Bike space per car space but not less than 3
Miniature Golf Course Bicycle Parking	3 Parking spaces per hole 0.1 Bike space per car space but not less than 3
Tennis, Racquetball and Handball Facility Bicycle Parking	4 Parking spaces per court <i>(Plus requirements for accessory uses)</i> 0.1 Bike space per car space but not less than 3
Spectator Sports and Entertainment Bicycle Parking	0.25 Parking spaces per seat 0.1 Bike space per car space but not less than 3
Live Theater and Movie Theater Bicycle Parking	0.35 Parking spaces per seat 0.1 Bike space per car space but not less than 3
ANIMAL SERVICES	
Veterinarian Clinic or Hospital Bicycle Parking	The Sum of the Following: 2.5 Parking spaces per examination room 1 Parking space per employee/doctor but not less than 4 <i>(Largest work shift)</i> 0.05 Bike space per car space but not less than 3
Commercial Equine or Horse Stable	0.2 Parking space for each available horse corral, paddock or stall for use. A corral, paddock or stall may be located in a stable or in an animal enclosure. 1 Loading Space* for every 3 required parking spaces. A minimum of 1 loading space is required for every Horse Stable. This is in addition to the loading spaces required in section 6786. * Loading spaces shall allow for enough space for horse loading as well as deliveries of hay, feed or other materials for the horse stable in addition to the

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Type of Occupancy Use or Structure	Off-Street Parking
	standard space required of 10 feet wide by 35 feet long
Commercial Kennel	2 Parking spaces per KSF GFA
Bicycle Parking	0.05 Bike space per car space but not less than 3

Note: KSF GFA: Thousand Square Feet of Gross Floor Area

6764 PARKING REQUIREMENTS: **CIVIC**

Type of Occupancy Use or Structure	Off-Street Parking
Library, Museum, Art Gallery	3 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
Community Center	3.5 Parking space per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
U.S. Post Office (Leased Land)	30 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
Fire Station	The Sum of the Following: 1 Parking space per employee (Largest work shift) 3 Parking spaces (Plus additional on-site parking required for fire trucks/vans assigned to the station)
Guest Parking	
Bicycle Parking	0.05 Bike space per car space but not less than 3
Police Station	The Sum of the Following: 1 Parking space per employee (Largest work shift) 3 Parking spaces (Plus additional on-site parking required for police station vehicle fleet including motorcycles)
Guest Parking	
Bicycle Parking	0.1 Bike space per car space but not less than 3
PUBLIC ASSEMBLY	
Religious Assembly	
Church, Synagogue, Temple, Mission	0.25 Parking space per person (Based on total occupancy of the largest assembly room permitted by the County Building Code)
Bicycle Parking	0.1 Bike space per car space but not less than 3
Park	
Passive Uses	4 Parking spaces per acre
Structured Active Uses	10 Parking spaces per acre

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Drop-Off Areas	Drop-off areas must be designed to accommodate a continuous flow of vehicles during peak periods and allowing for safe drop-off and pick-up of passengers. The adequacy of proposed drop-off/pick-up areas shall be determined by the Director.
Bicycle Parking	0.25 Bike space per student
Junior High School or Middle School	The Sum of the Following:
	1 Parking space per employee
	10 Parking spaces for visitors
School Auditorium	0.2 Parking space per seat minus employee and visitor spaces provided above
Drop-Off Areas	Drop-off areas must be designed to accommodate a continuous flow of vehicles during peak periods and allowing for safe drop-off and pick-up of passengers. The adequacy of proposed drop-off/pick-up areas shall be determined by the Director.
Bicycle Parking	0.2 Bike space per student
Senior High School	The Sum of the Following:
	1 Parking space per employee
	15 Parking spaces for visitors
	0.25 Parking spaces per student
Auditorium, Basketball Stadium, or Football Stadium (<i>whichever has the greatest occupancy</i>)	0.2 Parking space per seat minus employee, visitor, and student spaces provided above
Bicycle Parking	0.1 Bike space per student
College and University (Educational institutions beyond the 12 th grade)	The Sum of the Following:
	0.7 Parking spaces per faculty member/staff
	0.3 Parking spaces per student
	25 Parking spaces for visitors
Auditorium, Basketball Stadium, or Football Stadium (<i>whichever has the greatest occupancy</i>)	0.2 Parking space per seat minus employee, visitor, and student spaces provided above
Bicycle Parking	0.05 Bike space per student
Other Educational Institutions Including Private or Charitable Institutions Offering Instruction, Training, or Learning Opportunities <i>When located in a commercial center consisting of 10 KSF GFA or more and this use does not comprise more than 25% of the total GFA of the commercial center, this section does not apply. See Section 6762 Retail Sales and Services.</i>	1 Parking space per employee plus
	The Greater of the Following:
	0.5 Parking space per student/trainee, OR
	0.3 Parking space per KSF GFA
Bicycle Parking	0.1 Bike space per student

MEDICAL CARE FACILITIES	
Hospital Acute, General Bicycle Parking	2.5 Parking spaces per bed 0.05 Bike space per car space but not less than 3
Medical Office Bicycle Parking	5 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
Other Medical Care Facilities Other Facilities Providing Overnight Medical Care (e.g. mental/psychiatric institutions, intermediate care homes, nursing homes, etc.) Bicycle Parking	0.33 Parking spaces per bed 0.05 Bike space per car space but not less than 3

Note: KSF GFA: Thousand Square Feet of Gross Floor Area

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6772 PARKING REQUIREMENTS: INDUSTRIAL AND STORAGE

Type of Occupancy Use or Structure	Off-Street Parking
Research and Development Bicycle Parking	3 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
General Manufacturing Including Uses Where the Primary Activity is the Conversion of Raw Materials or Parts into Finished Products Bicycle Parking	1.5 Parking spaces per KSF GFA <i>(Office space cannot exceed 25% of total facility GFA. Requirement for excess office floor area shall be calculated according to stand-alone commercial office use parking requirements)</i> 0.1 Bike space per car space but not less than 3
Light Manufacturing Including Printing, Material Testing, Light Assembly, etc. Bicycle Parking	1 Parking space per KSF GFA <i>(Office space cannot exceed 25% of total facility GFA. Requirement for excess office floor area shall be calculated according to stand-alone commercial office use parking requirements)</i> 0.1 Bike space per car space but not less than 3
Industrial Park Including a mix of Light Industrial, Manufacturing, Service, and Warehousing Bicycle Parking	2 Parking spaces per KSF GFA <i>(Office space cannot exceed 25% of total facility GFA. Requirement for excess office floor area shall be calculated according to stand-alone commercial office use parking requirements)</i> 0.1 Bike space per car space but not less than 3
Recycling Center Bicycle Parking	The Sum of the Following: 1 Parking space per employee but not less than 5 <i>(Largest work shift)</i> PLUS 0.33 Parking spaces per KSF site area 0.05 Bike space per car space but not less than 3
Salvage Yard Scrap Metal Processing, Motor Vehicle Dismantling, Junk Yard Bicycle Parking	0.2 Parking spaces per KSF 0.05 Bike space per car space but not less than 3
Moving and Storage Business	0.5 Parking spaces per KSF GFA
Bicycle Parking	0.05 Bike space per car space but not less than 3
Self Storage / Mini Storage Warehouse	The Sum of the Following: 0.015 Parking space per storage unit

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	PLUS 2 Parking spaces for caretaker's dwelling, if applicable 0.05 Bike space per car space but not less than 3
General Warehousing and Storage Bicycle Parking	The Sum of the Following: 1 Parking space per KSF GFA up to 20 KSF PLUS 0.5 Parking spaces per KSF GFA over 20 KSF 0.05 Bike space per car space but not less than 3
Outdoor Storage Yard Contractor, General, Building Materials, Vehicles, Construction Equipment Bicycle Parking	0.4 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3

Note: KSF GFA: Thousand Square Feet of Gross Floor Area

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13. Formerly part of Sec. 6778)

6778 PARKING REQUIREMENTS: AGRICULTURAL

Type of Occupancy Use or Structure	Off-Street Parking
General Agricultural Horticulture, Crop Production, Animal Production Bicycle Parking	None Required None Required

(Added by Ord. No. 6940 (N.S.) adopted 4-10-85.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6780 PARKING REQUIREMENTS: OTHER OCCUPANCIES AND USES

Type of Occupancy Use or Structure	Off-Street Parking
Other occupancies, uses and buildings not specified elsewhere in the Parking Schedules. Bicycle Parking	3.3 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3

6782

6782 PARKING REQUIREMENTS: USE PERMITS AND HISTORIC DISTRICT SITE PLANS

Type of Occupancy Use or Structure	Off-Street Parking
Uses conducted pursuant to a use permit or to a Historic District Site Plan.	The number of off-street parking, loading, and bicycle spaces shall be as required by the use permit or Historic District Site Plan. To the extent that the use permit or Historic District Site Plan does not specify the number of parking, loading, or bicycle spaces, the requirements of these Parking Regulations shall apply. Notwithstanding the parking requirements of this section, where a Historic District Site Plan pursuant to Section 5749 a has been waived or exempted by the Director, existing buildings which are expanded or renovated shall be required to provide off-street parking only as determined by the Director to be feasible.

6783 PARKING REQUIREMENTS: SPECIAL PARKING DISTRICTS

Type of Occupancy Use or Structure	Off-Street Parking
Uses conducted within a Special Parking District as designated in Section 5761.	The number of off-street parking, loading, and bicycle spaces shall be determined according to the provisions of Section 5761 c. Notwithstanding the parking requirements of this section, where the Site Plan required at Section 5761 c. has been waived or exempted by the Director, existing buildings which are expanded or renovated shall be required to provide off-street parking only as determined by the Director to be feasible, taking access from an alley or side street. The number of spaces shall be as close as possible to the number which would be required if the Special Parking District did not exist.

6784

6784 **REDUCTION OF PARKING SPACES.**

- a. **Parking Assessment District.** The number of required parking spaces for uses and structures located within an assessment district formed to provide off-street parking shall be reduced by the number of parking spaces provided by the assessment district which are attributable to the subject property. For purposes of this Section, the parking spaces shall be attributed to each lot or parcel in the same ratio that the assessed value of the subject parcel bears to the total assessed value of the assessment district, unless the Board of Supervisors determines that the parking spaces should be attributed to individual parcels in another manner.
- b. **Parking Reduction for Multi-Use and/or Mixed-Use Development.** A parking reduction may be approved by the Director where it can be demonstrated that two or more adjacent multi-use and/or mixed-use developments on one or more lots or parcels have distinctly different parking demand patterns that allow for the shared use of parking spaces without conflict. Shared parking is most effective when land uses have distinctly different activity periods such as day and night or weekday and weekend. Shared parking reductions may apply to either new or existing development.

Requirements for approval of shared parking reductions are as follows:

1. **Administrative Permit Is Required.** An Administrative Permit, in accordance with Sections 7050 through 7074, shall be required for the sharing of parking spaces. The Administrative Permit shall apply to every property subject to the shared parking arrangement. In addition to the findings required by Section 7060, the following additional findings are required:
 - i. The parking spaces to be provided for shared parking would be available as long as the uses requiring the spaces lawfully exist.
 - ii. The quality and efficiency of the shared parking would be comparable to the level that is otherwise required.
2. **Shared Parking Agreement Is Required.** The Administrative Permit shall include a condition requiring the applicant to submit a signed agreement between the applicant and the other property owner(s) providing the off-street parking spaces that are subject to the shared parking arrangement, with the County included as a third party beneficiary to the agreement. The agreement, titled "Shared Parking Agreement," shall be subject to the approval of the Director as to form and content and shall be recorded with the Office of the County Recorder. The Shared Parking Agreement shall meet recording requirements of state statutes and contain the Director's signature as to form and content, current contact information, the property's address, and the County Assessor's parcel number for the property.

3. **Parking Study.** The Director may require the applicant to submit a parking study, prepared by a qualified traffic or parking consultant, to assist the Director in determining the appropriate shared parking reduction. For existing development where new or different uses are proposed, the base parking demand may be based on either the County Parking Regulations parking ratio or on a detailed survey of actual parking demand for the active uses on the site. If a field survey approach is used, the study shall apply appropriate seasonal demand adjustments to determine the peak parking demand.
4. **Allowable Walking Distances For Shared Parking.** The shared parking arrangement will be more effective the closer shared parking spaces are to the uses they serve. The Director shall review and determine that the shared parking spaces are generally within the following desired maximum walking distances for customers/visitors and employees:
 - i. Customers/Visitors – 600 feet
 - ii. Employees – 1,000 feet

6785 RELATIONSHIP OF REQUIRED PARKING TO BUILDING SITE.

All required parking and bicycle spaces shall be located on the same legal parcel with the use or structure they are intended to serve, unless the site on which they are located is subject to the Village Parking Regulations in Section 8000, meets the provisions of Section 6788, or the site meets all of the following conditions:

- a. There is a traversable pedestrian route, not more than 600 feet in length over and along public streets or walkways or permanently established easements between the parking or bicycle spaces and the uses or structures to be served.
- b. The site is already zoned S86 Parking Use Regulations or, all persons owning an interest in the site shall execute and record an agreement not to oppose a reclassification to the S86 Parking Use Regulations and then shall make application and pay the fees for this reclassification.

6786 LOADING SPACES.

Loading spaces shall be 10 feet wide by 35 feet long. All buildings containing commercial or industrial use types, hospitals, or institutions hereafter constructed, converted, established, or enlarged to increase their floor area shall be provided with loading spaces as follows:

a. Number of Loading Spaces.

Total Floor Area on Parcel
(Other than floor area
devoted to office uses)

	Number of Loading Spaces
Less than 5,000 square feet	0
5,000 to 19,999 square feet	1
20,000 to 39,999 square feet	2
40,000 to 79,999 square feet	3
80,000 square feet and over	4 plus 1 space for each additional 50,000 square feet

- b. Access. Loading spaces shall have safe and adequate means of ingress and egress for trucks to and from a public street or alley and through the parking area.
- c. Exemptions. Notwithstanding the provisions of this section, mini-warehouses shall be exempted from the loading space requirements 6786
- d. Exceptions. Notwithstanding the requirements set forth in subsections a. and b. above, loading spaces for uses conducted pursuant to a use permit, Historic District Site Plan, or community design review Site Plan in a Special Parking District, shall be determined in accordance with Sections 6782 and/or 6783.

6787 LOCATION OF PARKING AND BICYCLE SPACES ON A BUILDING SITE.

- a. Open Parking. Except as provided in Paragraph d. below, open parking spaces shall be outside the ultimate right-of-way of any street. Refer to Section 6700 et seq. for fencing and screening requirements. Open parking spaces shall be located as follows:

ZONE/USE REGULATION	PERMITTED LOCATION
Residential & Agricultural Zones S80, S81, S88, S90, S92 Use Regulations	Anywhere except in a required front or exterior side yard.
C30, C31, C46 Use Regulations	Anywhere except in a required front yard.
Other Commercial Zones, Industrial Zones, S82, S86, and S94 Use Regulations.	Anywhere except in a required landscaped area.
Village Zones	See Section 8000 et seq.

- b. Covered Parking. Covered or enclosed parking spaces may be located anywhere on a building site where a structure may be located. In the Fallbrook Village Zones 1 through 4, covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building.
- c. Bicycle Spaces. Bicycle spaces shall be located:

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1. No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
 2. At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 3. As close to building entrances as is practical without interfering with pedestrian traffic.
 4. At ground level.
- d. Exceptions. A use permit, Variance, Administrative Permit, or historic district site plan may specify the location of parking areas and bicycle spaces in locations other than as required by Paragraphs a. and c. above with the required finding that the exception to the bicycle spaces or open parking regulations does not create a safety hazard with site distance for access to the site.

6788 COLLECTIVE PROVISION OF OFF-STREET PARKING AND ACCESS.

Collective off-street parking facilities that serve two or more uses or structures sharing a common lot line in locations subject to commercial, industrial, or S86 Use Regulations are allowed subject to the following requirements:

- a. The total parking spaces in such collective off-street parking facilities shall not be less than the sum of the requirements for the individual buildings or uses computed separately in accordance with the County Parking Regulations, unless a permit approved pursuant to this section specifies another amount.
- b. Collective Parking Agreement Is Required – The applicant must submit a signed agreement between the applicant and the property owner(s) providing the collective parking spaces, with the County included as a third party beneficiary to the agreement. The agreement shall grant an easement(s) for public utility purposes, ingress and egress to and from adjacent public right-of-way, access and parking necessary to provide the required collective parking spaces. The agreement shall also provide for the use and maintenance of the collective parking area. The agreement, titled "Collective Parking Agreement," shall be subject to the approval of the Director as to form and content and shall be recorded with the Office of the County Recorder. The Collective Parking Agreement shall meet recording requirements of state statutes and contain the Director's signature as to form and content, current contact information, the property's address, and the County Assessor's parcel number for the property.
- c. Parking Information. The Director may require the applicant to submit parking information on the uses and the associated number of parking spaces required, by the County Parking Regulations, a permit or another parking agreement, for each of the properties involved in the collective parking agreement.

6790 PARKING PLAN REQUIREMENTS.

Where required, parking plans submitted to Planning & Development Services shall demonstrate compliance with the County Parking Regulations and include the following, at a minimum:

- a. The number of parking spaces required for each land use
- b. The total number of parking spaces required and provided
- c. The number of accessible car spaces required and provided
- d. The number of bicycle parking spaces required and provided
- e. The percent of area devoted to landscaping
- f. For multi-family residential projects, the distribution and proximity of parking spaces in relation to residential entrances

Additional information may be required by the Director as necessary to determine compliance with parking regulations.

6792 DESIGN STANDARDS FOR OFF-STREET PARKING.

The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the County Parking Regulations. Practical guidance for how to comply with the County Parking Regulations is provided by the County Parking Design Manual.

- a. **Parking Space Dimensions.** Each required parking space shall be at least 9 feet wide by 18 feet long, with adequate provisions for ingress and egress by a standard full size passenger vehicle. The width of a parking space shall be increased by 2 feet when adjacent to fences, walls, and planters. Parking spaces in parking lots shall comply with the minimum dimension requirements in Table 6792.1 and Figure 6792.1. All driveways and curb openings shall be a minimum of 3 feet from any obstruction, i.e. poles, hydrants, buildings, walls, and fences.
- b. **Parking Aisles.**
 - 1. **One-Way and Two-Way Traffic Aisles.** One-way access driveways leading to aisles within a parking area shall be a minimum of 12 feet wide. Two-way aisles and access driveways leading to aisles within a parking area shall be a minimum of 24 feet wide. Minimum aisle widths for one-way drive aisles within a parking area are shown in Table 6792.1 and Figure 6792.2. A typical parking lot layout is illustrated in Figure 6792.3.
 - 2. **Fire Access Aisles.** Designated fire access aisles must comply with the County's Consolidated Fire Code and/or the Fire Authority Having Jurisdiction. Minimum

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unobstructed fire access width is 24 feet. Vertical clearance minimum is 13 feet 6 inches. The Fire Authority Having Jurisdiction may require greater dimensions.

3. Truck Aisles. Access aisles for multiple-axle trucks in commercial and industrial projects shall be a minimum width of 40 feet for projects with a gross floor area of 10,000 square feet or greater or where the design of the project includes a loading dock. Truck movement templates (i.e. turning radii elements including wheel paths, which define the needed width of pavement edge that must be clear from obstructions above curb height) shall be included on the site plan to indicate turning conditions.

**Table 6792.1
Minimum Parking Layout Dimensions**

Figures 6792.1 & 6792.3 Labels	Design Component		Parking Angle				
			0° (Parallel)	30°	45°	60°	90°
A	Stall Width		9'(8') ¹	9'	9'	9'	9'
B	Stall Length		22'	18'	18'	18'	18'
C	Stall Width Parallel to Aisle		N/A	18'-0"	12'-9"	10'-5"	9'-0"
D	Stall Depth to Curb or Wall		N/A	16'-10"	19'-1"	20'-1"	18'-0"
E	Stall Depth to Interlock		N/A	12'-11"	15'-11"	17'-10"	18'-0"
F	Aisle Width ²	Fire Aisle	Per Fire Requirements				
		One-Way	13'	14'	16'	19'	N/A
		Two-Way	24'	22'	24'	24'	26'
G	Module Width Wall/Curb to Interlock	One-Way Aisle	N/A	43'-9"	51'-0"	46'-11"	N/A
		Two-Way Aisle	N/A	51'-9"	59'-0"	61'-11"	62'-0"
H	Module Width Interlock to Interlock	One-Way Aisle	N/A	39'-10"	47'-10"	54'-8"	N/A
		Two-Way Aisle	N/A	47'-10"	55'-10"	59'-8"	62'-0"
<i>not shown in Figure 6792.1</i>	Module Width Wall/Curb to Wall/Curb	One-Way Aisle	31'-0"	47'-8"	54'-2"	59'-2"	N/A
		Two-Way Aisle	42'-0"	55'-8"	62'-2"	64'-2"	62'-0"
I	Cross Aisle Width ²	One-Way	15'	15'	15'	15'	15'
		Two-Way	22'	22'	22'	22'	22'

¹ 8' width applies to on-street parking stalls

² The Director may require greater aisle width due to emergency equipment access needs. Aisles 24' or greater shall be designated as Fire Access.

N/A – Not Applicable

6792

Figure 6792.1
Reference Drawing for Minimum Parking Dimensions

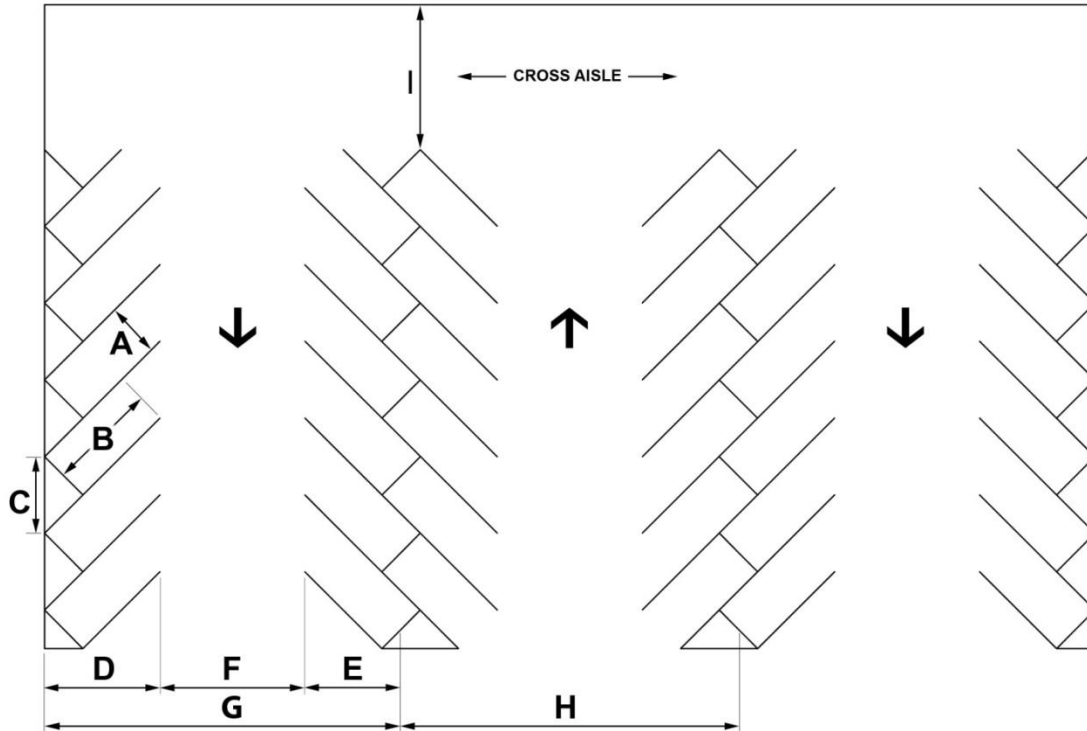
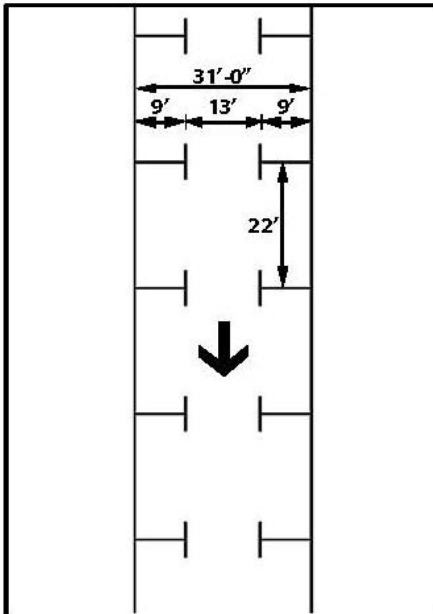
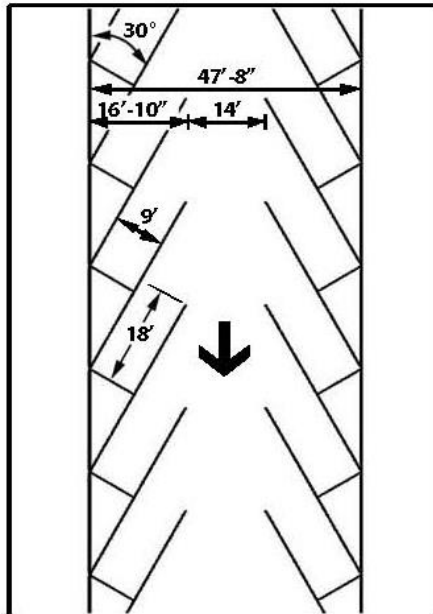


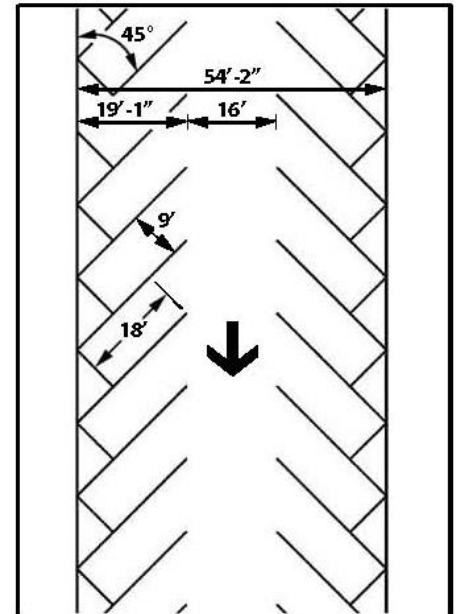
Figure 6792.2
Minimum Dimensions for Common Parking Lot Layouts



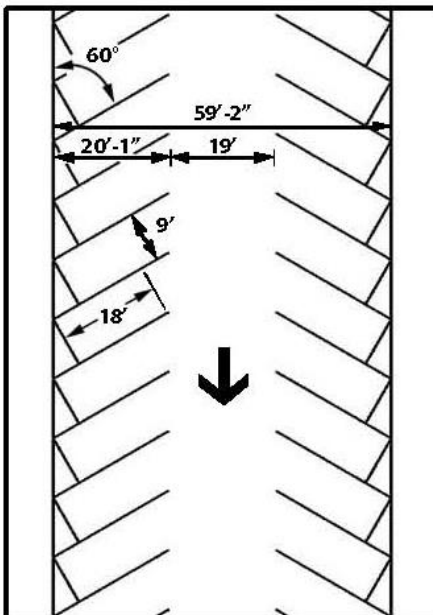
0° Parallel Parking Spaces



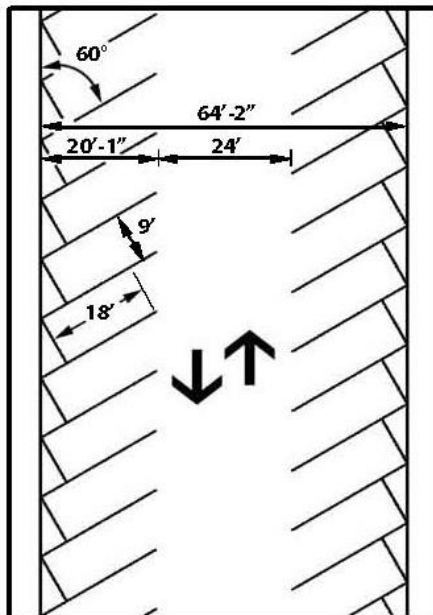
30° Parking Spaces



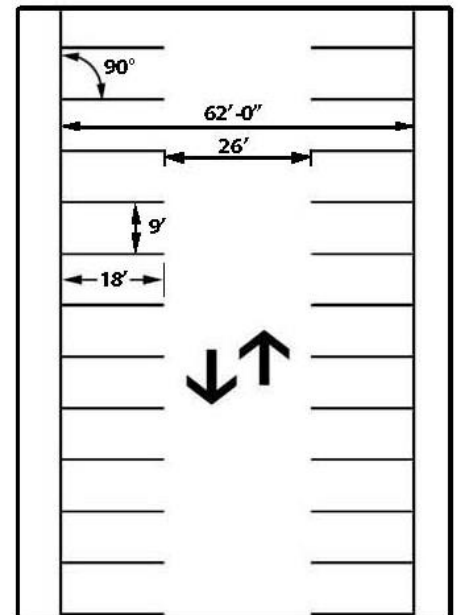
45° Parking Spaces



60° Parking Spaces
One - Way

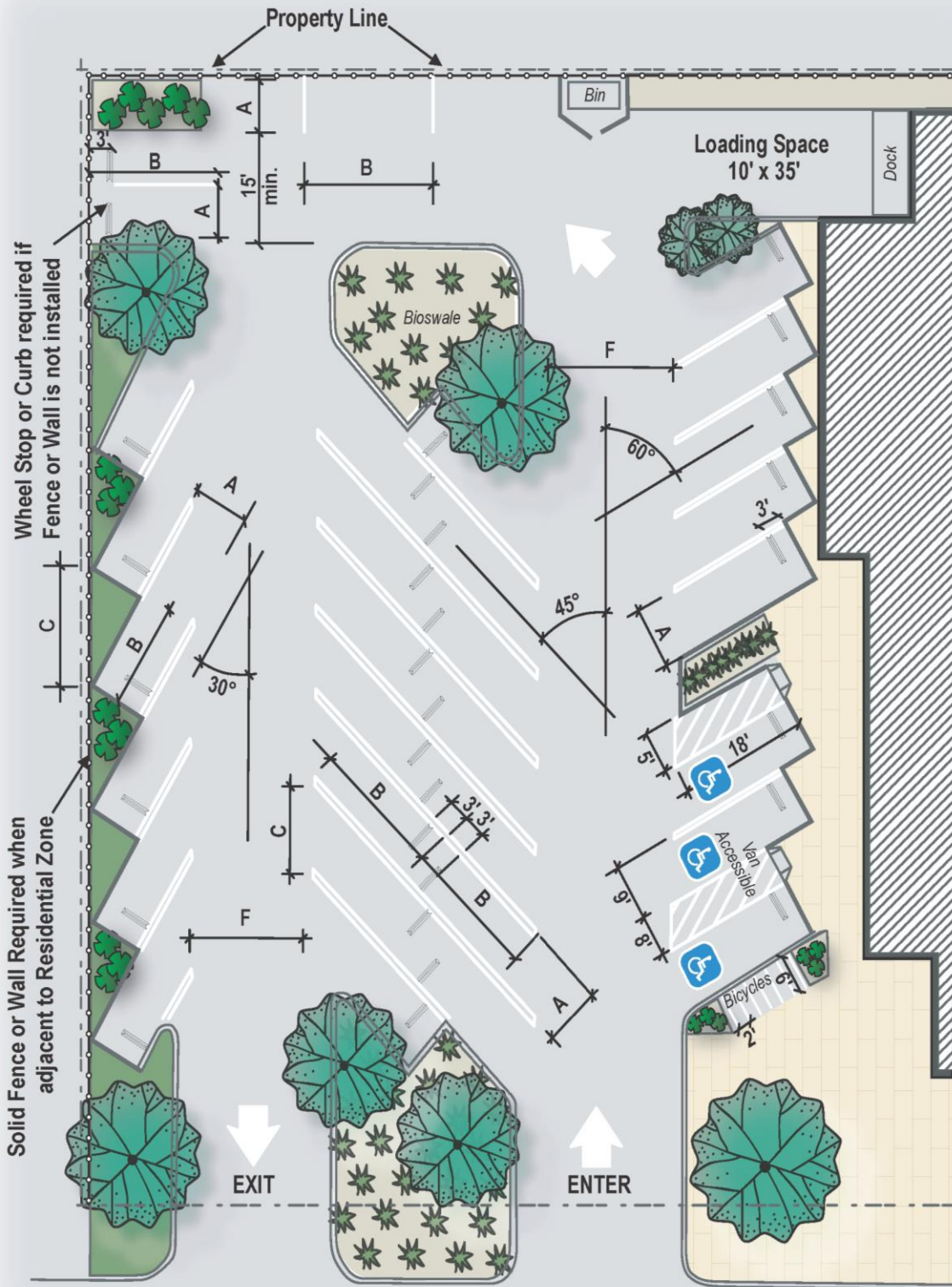


60° Parking Spaces
Two - Way



90° Parking Spaces

Figure 6792.3
Example of Parking Lot Angles and Dimension



4. Drive-Through Aisles. All projects which feature drive-through facilities (bank, fast-food, etc.) shall provide a drive-through aisle capable of a reasonable queuing of vehicles without impeding the circulation of traffic within the parking area or abutting driveway or street travel way. Drive-through aisles should not cross pedestrian pathways and be clearly designated with striping and/or signage. See the Schedule of Parking Requirements for specifications.

c. Parking Details.

1. Surfacing. Except for zones subject to the Agricultural Use Regulations, all parking spaces, loading spaces, and driveways shall be hard surfaced with durable asphalt concrete or Portland Cement Concrete surfacing on a suitably prepared base. Parking spaces and driveways accessory to single-family and duplex dwellings need not be surfaced with a more durable type of surfacing than that which exists on the access street. Driveways and aisles designated for “fire access” must be capable of supporting fire apparatus (minimum 50,000 pounds) unless a greater minimum is required by the Fire Authority Having Jurisdiction.

Table 6792.2 summarizes the required paving thickness of A/C and base according to soil classification, and shall be used unless a suitable alternative pavement design by a registered civil engineer is submitted and approved by the Director. Soil classifications are as established based on the R-value, or resistance value, which identifies the strength of soil from vertically applied pressure. R-value is a factor used in pavement design in the San Diego Regional Standard Drawings to determine the necessary thickness of paving required. Soil classifications identified in Table 6792.2 are established as follows:

Good to Excellent Subbase: soil with an R value of 40 or greater.

Medium Subbase: soil with an R value of 20 to 39

Poor Subbase: soil with an R value less than 20

Where permeable surfacing alternatives are desired or required to protect surface water quality and/or implement Low Impact Development practices, an alternative design which demonstrates adequate material strength, satisfaction of local and regional standards, and community character preferences may be approved pursuant to Section 6795. Structural equivalence should be demonstrated based upon published criteria by Caltrans or AASHTO.

Within the desert areas of the North Mountain, Mountain Empire, and Desert Subregional Plan areas, 4 inches of decomposed granite or suitable alternate material may be approved pursuant to Section 6795 in lieu of more durable paving on residential driveways.

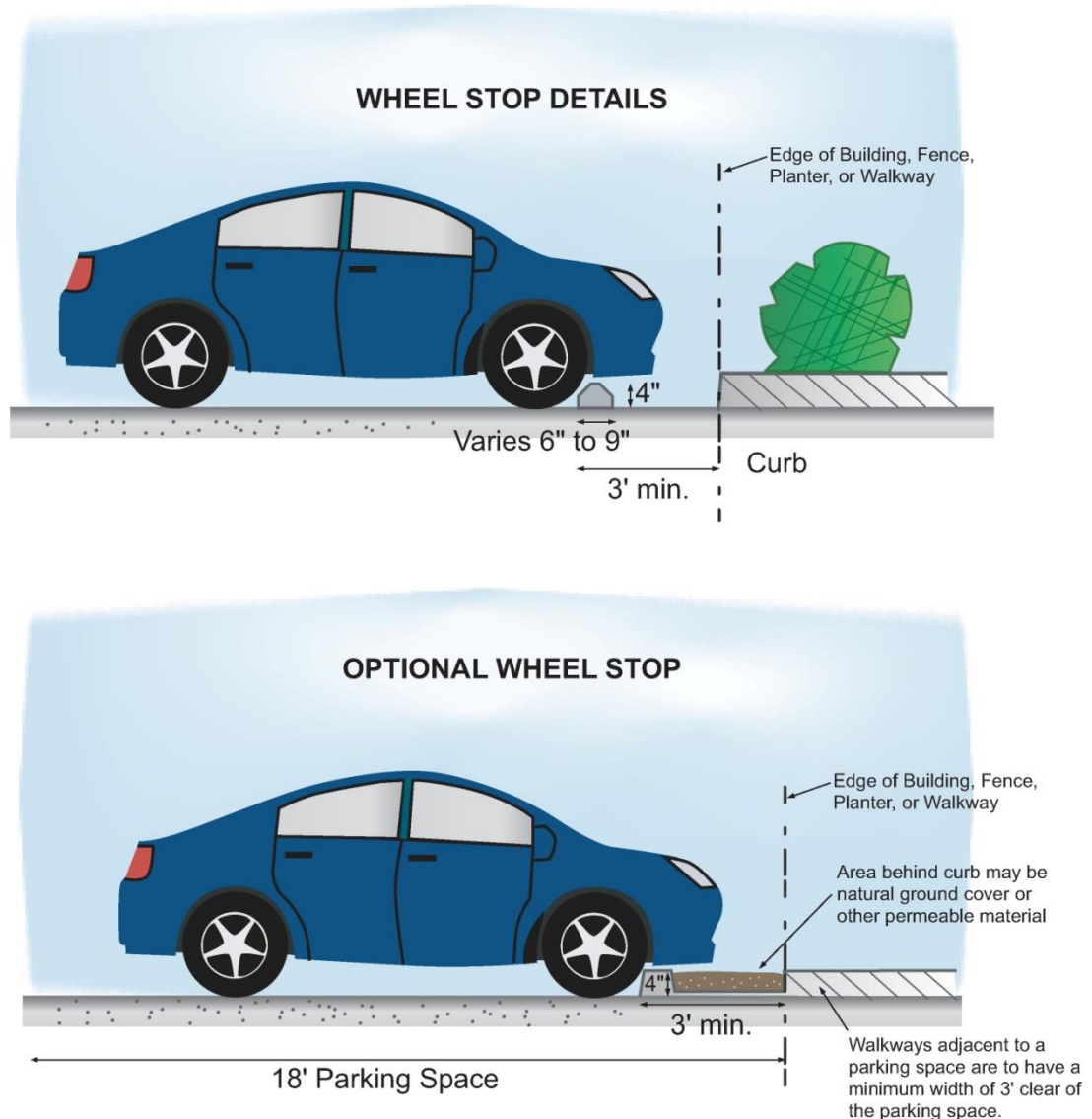
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Table 6792.2
Required Thickness of A/C and Subbase

Existing Soil Classifications	Residential Parking (≤4 spaces)	Multi-Family Commercial Frontage Parking	Commercial Truck Loading and Parking
GOOD TO EXCELLENT BASE Decomposed granite, well graded sands and gravels which retain load supporting capacity when wet	2" A/C on existing soil	3" A/C on existing soil	3" A/C on 5" aggregate base or 4" A/C on aggregate base or 5" A/C on existing soil
MEDIUM BASE Silty sands and sand gravels containing moderate amounts of clay and fine silt. Retains moderate amount of firmness under adverse moisture conditions	2" A/C on 6" of decomposed granite base or 3" A/C on 3" aggregate base or 4" on existing soil	3" A/C on 5" aggregate base or 4" A/C on 3" aggregate base or 5" on existing soil	3" A/C on 7" aggregate base or 4" A/C on 5.5" aggregate base or 6" A/C on existing soil
POOR BASE Soils having appreciable amounts of clay and fine silt. Soils become quite soft and plastic when wet	3" A/C on 5.5" aggregate base or 5" A/C on existing soil	3" A/C on 8" aggregate base or 4" A/C on 5.5" aggregate base or 6" A/C on existing soil	3" A/C on 12" aggregate base or 4" A/C on 10.5" aggregate base or 8" A/C on existing soil

2. Vehicular bumper overhang is prohibited in all areas where the parking stall is adjacent to a fence, wall, building or structure, to a pedestrian walkway of less than 7 feet in width, to planter beds (unless the first 3 feet from curb is low volume or subsurface irrigation or is a non-irrigated material), or to an interlocking parking space.
3. Wheel Stops. If a wheel stop is used in the parking stall, it shall be 4 inches high and 4 to 6 feet long. The distance from the front end of the space to the rear of the wheel stop shall be 3 feet. It shall be placed so as to avoid bumper overhang beyond the designated parking space and to avoid creating a safety hazard for pedestrians. Figure 6792.4 illustrates typical wheel stop dimensions
4. Striping. All parking spaces shall be delineated by striping consisting of 4 inches wide painted white lines.

Figure 6792.4
Example of Wheel Stop Dimensions



5. **Bicycle Parking.** Newly constructed non-residential uses shall provide bicycle parking in accordance with the 2010 California Green Building Standards Code Sections 5.106.4.1 and 5.106.4.2. The 2010 California Green Building Standards Code provides standards for the provision of both short-term bicycle parking for visitors and long-term bicycle parking for building tenant-occupants.

One bicycle parking space shall consist of a floor area at least 2 feet wide and 6 feet long, served by an aisle at least 5 feet wide for bicycle spaces which are not divided into individual lockers or racks. Bicycle racks should be so designed and constructed that a bicycle can be securely locked with a user-supplied padlock. Racks shall provide a space at least 2 feet in width for each bicycle.

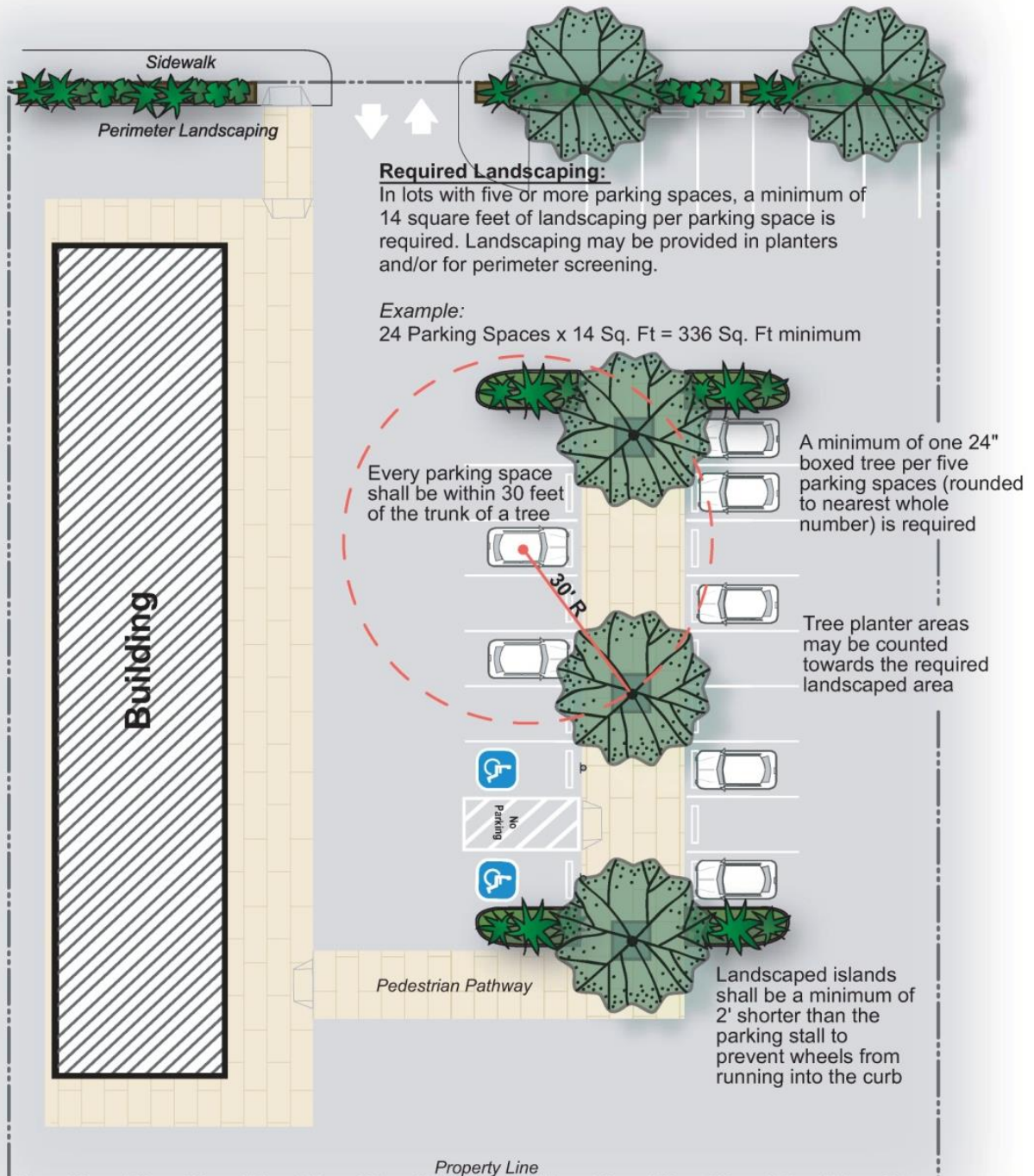
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6. **Tandem Parking.** Tandem parking represents a parking configuration where one vehicle parks directly behind another and the vehicle in back must be moved in order for the front vehicle to leave. Tandem parking shall be limited to a maximum of two cars in depth and should be 9 feet wide and 36 feet long. When determining access aisle widths for tandem parking, the aisle widths for standard stalls should be used. Parking spaces for persons with disabilities shall not be used in a tandem configuration.

Tandem parking stalls are only allowed for:

- i. Residential use – single family, duplex, and townhome uses.
 - ii. Multi-family residential uses – subject to the following conditions:
 - a) The tandem spaces should be reserved for and assigned to dwelling units which are required to have two or more parking spaces.
 - b) Tandem spaces shall not be used for guest parking.
 - iii. Commercial uses – Tandem spaces should not be allowed for new commercial construction. Tandem spaces may only be allowed for pre-existing commercial buildings or pre-existing buildings that are undergoing a change of use and are subject to the following conditions:
 - a) The tandem spaces should be reserved for use by employees and should be designated for employee parking through the use of signage or pavement marking.
 - b) At least 50 percent of the require spaces should be unassigned standard (non-tandem) spaces that are available for the use of visitors.
7. **Clean Air Vehicle Parking.** In accordance with the 2010 California Green Building Standards Code, newly constructed non-residential uses shall provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicles. Parking spaces provided for clean air vehicles will be credited towards the minimum parking requirements of the Zoning Ordinance.
- d. **Lighting.** Adequate lighting shall be provided in all parking areas used by the public for safe pedestrian and vehicular movement. A Lighting Plan for parking lot sites with 5 or more parking spaces shall be provided. Lighting should clearly identify the parking lot, entrances and exits to adjacent streets, and enhance the pedestrian environment. Lighting Plans should be appropriate to the location, context and scale of the areas being lit.
 - e. **Landscaping.** Landscaping shall comply with Figure 6792.5 and the following requirements:

Figure 6792.5
Landscaping Requirements in Parking Lots

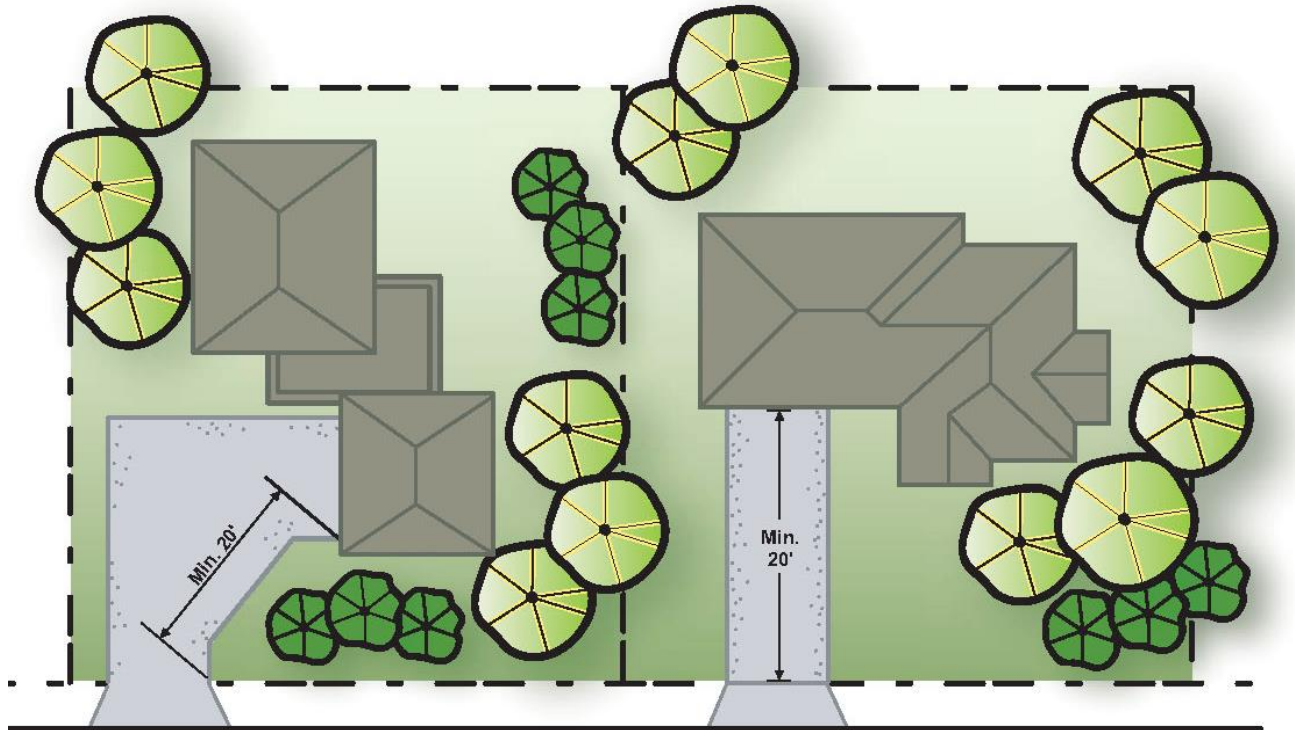


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1. In parking areas with 5 or more parking spaces, a minimum of 14 square feet of landscaping shall be provided per parking space. Landscaping may be provided in parking lot planters and/or for perimeter screening. Parking lot landscaping shall be provided in addition to other landscaping requirements in the right-of-way or setback areas by the M50 and M52 Use Regulations, by any other Ordinances or as a condition of a discretionary application approval. Within the Fallbrook Village areas, see Section 8000 et seq. of the Zoning Ordinance.
 2. A minimum of one 24 inch boxed tree per 5 parking spaces is required for a parking area.
 3. Planter strips with shrubs shall have a minimum unpaved width of 2 feet. Planter strips with trees shall have a minimum unpaved width of 5 feet. Where feasible, planter strips should be concave to help channel stormwater runoff.
 4. High shrubs or small trees may be used for perimeter planting, except at driveway entrances where plant material shall be positioned to avoid obstructing motorist views and be sensitive to sight distance requirements.
 5. Trees along designated fire access roads/driveways/aisles shall provide a minimum 13 feet 6 inches vertical clearance for the full fire access width.
 6. Landscape islands located at the end of parking aisles shall be a minimum of 2 feet shorter than the parking stall length to prevent wheels from running into the curb when turning into or backing out of a space.
- f. Residential Parking for Detached Single Family, Duplexes, and Triplexes
1. Driveways. A residential driveway shall have a minimum length of 20 feet between the garage door and public right-of-way. Reduced driveway lengths may be permitted for driveways on private roads pursuant to project approval provided it can be shown that the reduced driveway length does not interfere with a sidewalk or other designated pathway. Figure 6792.6 illustrates the minimum length for residential driveways.
- Driveways with a grade greater than 15 percent shall be hard-surfaced and have a deep broom finish perpendicular to the direction of travel. Driveways which serve as required fire access must meet additional requirements specified in the applicable Fire Code.
- Where driveways cross existing roadside ditches, a dip section providing an unobstructed waterway equivalent to the full area of the ditch may be used if grades are feasible. Where grades make use of a dip section infeasible, a culvert pipe shall be installed. The size of the culvert pipe and design of the driveway culvert shall be reviewed for adequacy by the Department of Public Works.

2. Garages. For all enclosed residential garages, a minimum parking space size 10 feet wide by 20 feet long is required for parking spaces where the length of the space is next to a wall and 9 feet wide by 20 feet long for any additional spaces. The space(s) should be designated to be free from obstruction (i.e. water heater, laundry equipment, etc.).

Figure 6792.6
Minimum Length for Residential Driveways



6795

6795 WAIVER, MODIFICATION, VARIANCE FROM PARKING REGULATIONS.

The requirement for design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas may be administratively waived or modified by the Director when practical difficulties make their strict application infeasible and upon a finding that the waiver or modification is consistent with the purpose and intent of Section 6792. Any other waiver or modification of these Parking Regulations shall be allowed only in accordance with the Variance Procedure commencing at Section 7100, unless otherwise specified.

6799 PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL, AGRICULTURAL AND CERTAIN SPECIAL PURPOSE ZONES.

No person shall park any commercial vehicle in excess of one ton capacity on private property in Residential, Agricultural and the S90 and S92 Special Purpose Zones except as follows:

- a. When loading or unloading property, or
- b. When such vehicle is parked in connection with, and in aid of, the performance of a service to or on property in the block in which such vehicle is parked.

These exceptions do not authorize parking in violation of Fire Lane parking restrictions as detailed in the California Vehicle Code Section 22500.1.

Notwithstanding the above provisions, no commercial vehicle shall remain parked in excess of five consecutive hours. Section 6799 does not apply to recreational vehicles or farm vehicles or equipment, including maintenance equipment, necessary for agricultural production on the property where the vehicles and equipment are parked. In Agricultural Zones and the S90 and S92 Special Purpose Zones, a maximum of two vehicles of up to two tons capacity may be parked by a person owning said vehicles and owning the property where they are parked and who is conducting a commercial agricultural operation located on site or elsewhere.

ON-PREMISE SIGN REGULATIONS

6250 TITLE AND PURPOSE.

The provisions of Section 6250 through 6299, inclusive, shall be known as the On-Premise Sign Regulations. It is the purpose of these provisions to establish a comprehensive system for the regulation of on-premise signs. It is intended that these regulations provide a reasonable level of sign standards and controls in order that the public convenience may be properly served and enhanced; and through the regulation of such elements as the number, size, height and location of signs, and the orderly upgrading of outmoded and excessive sign displays, to protect the public welfare, promote traffic safety, prevent blight, promote aesthetics and make substantial contribution toward accomplishing a more desirable Countywide environment.

(6252 EXEMPT ON-PREMISE SIGNS.

The following shall be exempt from these regulations and shall not require sign permits.

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- a. Directional, warning or informational signs required or authorized by law which are erected by federal, state, county, municipal, or hospital district officials.
- b. Official notices issued by a court or public body or office and posted in the performance of a public duty.
- c. Danger signs, railroad crossing signs and signs of public utility companies indicating danger and aids to service or safety.
- d. House numbers and only one sign per house not exceeding 2 square feet in area displaying name and occupation of occupant.
- e. "No Trespassing," and "No Parking" and similar warning signs.
- f. Flags, emblems and insignia of a nation or political subdivision.
- g. Commemorative signs or plaques of historical organizations.
- h. Temporary displays of a civic, political, patriotic, religious or charitable nature.
- i. Signs on public transportation vehicles regulated by a political subdivision, including but not limited to buses and taxicabs.
- j. Signs on licensed commercial vehicles.
- k. Signs that are not intended to be viewed from public streets and or beyond the premises and are not legible therefrom such as signs in interior areas of shopping centers, commercial buildings and structures, ball parks, stadiums, race tracks and similar uses of a recreational or entertainment nature.
- l. Changing the copy of a sign and/or performing maintenance that does not involve structural changes.
- m. On each lot or parcel, one sign not larger than 4 square feet in size specifying the zone of the property, the uses of such property authorized by this ordinance and/or the fact that a Major or Minor Use Permit has been granted for the use of the property.
- n. Incidental signs showing trading stamps offered, credit cards accepted, notices of services required by law, trade affiliations, and the like, attached to a freestanding sign structure or building; provided that all of the following conditions hold:
 - 1. The signs number no more than 4.
 - 2. No such sign projects beyond any property line.
 - 3. No such sign shall exceed an area per face of 5 square feet.
- o. Signs on awnings or removable canopies not permanently attached to or built as part of a building, subject to the following conditions:

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1. No such sign shall exceed an area of 4 square feet on any side of such awning or canopy.
 2. The sign copy shall be limited to name, occupation, street address, telephone number, and/or date of establishment, which copy may relate to one or more separate establishments.
- p. Tenant Identification signs, provided that all of the following conditions hold:
1. No more than 2 such signs having an area of not more than 4 square feet each may be placed on a building facing or fence.
 2. The sign copy shall be limited to name, occupation, street address, telephone number, date of establishment, trade organization associations, and/or names of products produced under registered trade names, which copy may relate to one or more separate establishments.
- q. Occupant directory sign of not more than 20 square feet.
- r. Temporary window signs constructed of paper, cloth or similar expendable material, provided:
1. The total area of such signs shall not exceed 25 percent of the window area.
 2. Such signs shall be affixed only to the interior window surface for a short period of time to promote a particular sale of produce or merchandise.
- s. One sign not exceeding 32 square feet offering premises for sale or lease, shall be permitted along each frontage, except that for any frontage in excess of 500 feet, a sign not exceeding 64 square feet shall be permitted. No sign shall exceed a height of 12 feet. In residential zones, such signs are limited to 4 square feet in area and a maximum height of 6 feet.
- t. Temporary construction site signs, provided that all of the following conditions hold:
1. One nonilluminated sign having a total area of not more than 160 square feet shall be permitted along each frontage; except that 2 such signs may be placed along a frontage having a length in excess of 500 feet.
 2. Such signs may be either freestanding or wall signs or may be mounted on a temporary construction fence, and shall be permitted only for the duration of the construction with which associated. Such signs will not be subject to the regulations applicable to freestanding signs or wall signs.
 3. Such signs may not exceed a height of 20 feet.
- u. One sign less than or equal to 12 square feet in area for an allowed roadside sales stand, wholesale nursery, Small Winery or Boutique Winery identifying and advertising agricultural products produced on the premises.

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- v. One identification sign up to 20 square feet identifying a residential development, multiple dwellings, a horse stable, clubs and similar uses on each street frontage affording primary access to the site.
- w. Identification signs up to a total of 40 square feet identifying hotels, motels, hospitals, parking garages, institutions of religious, educational, philanthropic or charitable nature, and resort service uses subject to the Resort Services Regulations at Section 6400.
- x. For any use type allowed by the granting of a major use permit, placement, number, and size of on-premise signs shall be determined by the conditions of approval of the major use permit.
- y. Signs for recycling facilities provided that all of the following conditions hold:
 - 1. Recycling facilities may have identification signs with a maximum area of 20 percent of each receptacle side or 16 square feet, whichever is smaller. In the case of a wheeled receptacle, the side shall be measured from the pavement to the top of the receptacle;
 - 2. Directional signs, bearing no advertising message, may be installed with the approval of the Director if necessary to facilitate traffic circulation, or if the facility is not visible from the public right-of way;
 - 3. The Director may authorize increases in the number and size of signs upon finding that such increases are compatible with adjacent businesses.
- z. In each instance and under the same conditions as this chapter permits any sign, a sign containing an ideological, political or other non-commercial message and constructed to the same physical dimensions and characteristic shall be permitted.

6259 PORTABLE ON-PREMISE SIGNS PROHIBITED.

Portable on-premise signs shall be prohibited.

6261 ON-PREMISE SIGNS REGULATED.

Except for the signs specified in Sections 6252, 6259, 6268 and 6269, on- premise signs may be erected, constructed, placed, created by painting, structurally altered, relocated or maintained provided that a building permit has been issued subject to the following provisions:

- a. Permitted Locations. On-premise signs may be placed in the following locations, unless prohibited:
 - 1. On premises subject to the C34, C35, C36, C37, C38, C40, C42, C44, M50, M52, M54, and M58 Use Regulations.
 - 2. On premises in any zone where a nonconforming commercial or industrial use type exists.
 - 3. Fallbrook Village Zones.

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- b. **Restricted Locations.** Locations subject to Special Area Regulations and to use permits shall be additionally subject to the following limitations:
 - 1. On-premise signs are permitted in zones subject to the Scenic Area Regulations or Historic/Archaeological Landmark and District Area Regulations in accordance with an approved Site Plan. The aggregate area of all signs for any premises shall not exceed one square foot for each linear foot of street frontage. The aggregate sign area for each establishment shall not exceed one square foot for each linear foot of building. No establishment shall have an aggregate sign area greater than 100 square feet.
 - 2. On premise signs are permitted on sites subject to use permits in accordance with the terms and conditions of the use permit or modification. Signs may be altered, relocated or added upon the issuance of a minor use permit provided that such change is not specifically prohibited by the use permit condition.
- c. **Setbacks.** Freestanding and projecting signs may be located in or project into any portion of the premises in a commercial or industrial zone.
- d. **Permitted Combinations of Sign Types.**
 - 1. Roof signs shall be permitted in combination only with wall signs, except no roof signs shall be permitted within the California Coastal Zone or in conjunction with an adult entertainment establishment.
 - 2. Projecting signs are permitted in combination only with wall signs and one freestanding sign, except no projecting signs shall be permitted in conjunction with an adult entertainment establishment.
 - 3. Two freestanding signs, where permitted, shall be permitted in combination with wall signs. A projecting sign may be substituted for one freestanding sign, except no projecting sign shall be permitted in conjunction with an adult entertainment establishment.
- e. **Lighting.** Signs may be illuminated unless otherwise specified, provided such signs are so constructed that no light bulb, tube, filament or similar source of illumination is visible beyond the property lines. Neon signs are permitted provided they do not flash. Signs making use of lights to convey the effect of movement, or flashing, intermittent or variable intensity lighting shall not be permitted, except as allowed herein. Electronic or electrically controlled signs that contain a moving message, or a message that appears to move, shall be allowed only upon issuance of an Administrative Permit, and shall be additionally subject to the following limitations:
 - 1. The characters incorporated into the message shall not change in intensity, hue or size as they move across the sign.
 - 2. Such signs shall be limited to the C36, C37, M52, M54, and M58 zones within the Village Regional Category of the Land Use Element of the General Plan, and to properties abutting streets that are categorized in the Mobility Element of the General Plan as Community, Light or Minor Collector Roads, Boulevard, Major Roads, Prime Arterial or Expressway.

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3. Such signs shall not be allowed in areas subject to the S Scenic Special Area Regulations Designator.
 4. The Site Plan permit exemption provisions of Section 7156(b). shall not be applied to any Site Plan proposing such signs.
 5. The Administrative Permit application shall be provided to the Director of Public Works for review and recommendation, including appropriate limits on the intensity of lights allowed and that the location and design of the sign shall not create a raffic hazard, prior to final action.
- f. Movement. No signs shall move or rotate, nor display any moving and/or rotating parts. Wind propellers and other noise creating devices shall not be permitted.

6263 **FREESTANDING SIGNS.**

a. Number Permitted.

1. Premises having a minimum of 50 feet of frontage may be permitted one freestanding sign for each street frontage. Premises having a frontage of 250 feet or more along the same street may have one additional freestanding sign, except that an adult entertainment establishment shall be limited to one freestanding sign for each street frontage.
2. Where two (2) freestanding signs are permitted on a frontage, the allowable area may be combined into one sign, provided the area does not exceed a maximum area of 200 square feet.
3. One freestanding freeway-oriented sign may be substituted for one permitted freestanding sign, except that an adult entertainment establishment shall not substitute a freeway-oriented sign.
4. One sign to identify freeway service facilities is permitted such an establishment as provided by the following subsection (c)(2).

b. Area.

1. The area of a freestanding sign shall not exceed 1.25 square feet for each linear foot of street frontage, provided the area does not exceed 175 square feet, except that the area of a freestanding sign in conjunction with an adult entertainment establishment shall not exceed 10 feet in height or width and a total of 100 square feet.
2. The maximum area of a freeway oriented sign shall not exceed 300 square feet.

c. Height.

1. A freestanding sign shall not exceed a height measured from the ground of:

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- i. Eight feet in zones within the California Coastal Zone except that freeway oriented signs shall be subject to the hereinafter specified height limits pertaining to such signs;
 - ii. Twenty feet in zones subject to the Scenic Area and Historic/Archaeological Landmark and District Regulations;
 - iii. Twenty-five feet in any zone subject to the C34, C35, C36, C40, C42, C44, M50 and M52 Use Regulations; or
 - iv. Thirty-five feet in any zone subject to the C37, C38, M54 and M58 Use Regulations.
 - v. Six feet in Fallbrook Village Zones FB-V1, FB-V2, FB-V3, FB-V4 and FB-V5.
2. A freeway-oriented sign may be increased 10 feet above the height specified in paragraph 1 above.
- d. Clearance. A freestanding sign that projects above a driveway, parking lot aisle or parking space, shall maintain a clearance of 8 feet. A clearance less than 16 feet, shall be clearly labeled at the bottom of each sign face.
- e. Projection Over Roof. Any freestanding sign that projects over the roof of a building shall be considered a roof sign for the purpose of establishing the allowable area and shall be subject to the area standards specified in Section 6266.

6265 WALL SIGNS.

- a. Area. The maximum area of wall signs, including permanent window signs, on a single building facing shall be calculated as follows:
1. Where wall signs are the only sign type on the premises the area shall not exceed 3.5 square feet for each linear foot of building facing, not to exceed a maximum of 350 square feet per building face, except that the area of said wall sign(s) in conjunction with an adult entertainment establishment shall not exceed 15 feet in height or width and a total of 225 square feet.
 2. Where a wall sign(s) and a freestanding sign(s) are used in combination on a premise the area of the wall sign shall not exceed 1.5 square feet for each linear foot of building facing, not to exceed a maximum of 250 square feet per building face, except that the area of said wall sign(s) in conjunction with an adult entertainment establishment shall not exceed 10 feet in height or width and a total of 100 square feet.
 3. Where wall signs are combined with projecting or roof signs (no freestanding signs) on the premises the area of the wall sign shall not exceed 1.0 square feet for each linear foot of building facing, not to exceed a maximum of 200 square feet per building facing.

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4. The allowable area for wall signs on one frontage shall not be combined with the allowable area for wall signs on another frontage.
 5. Each establishment shall be permitted a wall sign of 50 square feet provided no freestanding, roof or projecting signs are located on the same premises.
- b. Location. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line. Wall signs on a sloping roof may not project above the ridge line.

6266 ROOF SIGNS.

- a. Permit Required. A roof sign is permitted by issuance of an Administrative Permit upon the finding by the Director that no alternate sign location exists on the premises that would provide reasonable exposure except that no permit for roof signs shall be issued in the area covered by the California Coastal Zone or along State or County designated scenic highways or in conjunction with an adult entertainment establishment.
- b. Number. Only one roof sign consisting of not more than 2 faces may be permitted for any premises.
- c. Area. The permitted areas of roof signs shall be calculated in accordance with the following:
 1. The area of a roof sign shall not exceed 1.0 square foot for each linear foot of street frontage not to exceed a maximum of 100 square feet.
 2. The maximum area of a freeway oriented roof sign shall not exceed 200 square feet.
- d. Height. Maximum height shall be 10 feet above the roof height measured at the top of the parapet or the ridge line as appropriate notwithstanding the height limit of the zone.

6267 PROJECTING SIGNS.

Projecting signs may be erected or placed in accordance with the following provisions:

- a. Number. An establishment with frontage on a street may have one projecting sign along each street instead of a freestanding sign or a roof sign, except no projecting sign shall be permitted in conjunction with an adult entertainment establishment.
- b. Area. The area of a projecting sign shall not exceed 0.5 square foot for each linear foot of building facing not to exceed 100 square feet.
- c. Height. Projecting signs may not extend above the roof line at the wall or above the top of a parapet wall.
- d. Installation. Projecting signs shall be so installed that support is not visible.

6268 OTHER SIGN TYPES.

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In addition to the foregoing types of signs, the following signs shall be permitted in any location. The area of these signs shall be in addition to the aforesaid maximum sign areas.

- a. Directional Signs. Signs to direct or control on-premise traffic or parking provided such signs do not exceed an area per face of 8 square feet nor a height of 8 feet.
- b. Accessory Signs-Drive-In and Drive-Through Businesses. Such signs shall not be designed to be viewed from beyond the premises and each shall not exceed 25 square feet per frontage.
- c. Banners, Pennants and Similar Devices. Strings or individual banners, streamers, inflatables, pennants and similar devices; provided that one of the following holds:
 1. Such signs are for the purpose of calling attention to a grand opening of a new business. Any required Site Plan permit, or Site Plan permit exemption, shall be obtained from the Department. Such temporary signs may be displayed for a maximum of 60 days and then must be removed from display.
 2. Such signs are for the purpose of calling attention to a temporary use accessory to residential construction pursuant to the Temporary Use Regulations at Section 6116. Such signs are permitted along both sides of the interior street affording principal access to the model homes and within that portion of the subdivision or other residential development devoted to display of model homes, provided:
 - i. Except as hereinafter specified, each flag, banner, or pennant must be affixed to a separate standard implanted in the ground.
 - ii. Said standards are to be spaced at least 10 feet apart and, except as hereinafter specified, are not to exceed 12 feet in height.
 - iii. One flagpole not exceeding the height limit of the applicable zone may be provided within the area devoted to display of model homes and may be used only to display flags.
- d. Service Station Signs. One sign relating to grades and prices of gasoline and diesel fuel shall be permitted per station frontage.
- e. Temporary Real Estate Signs. The following temporary signs for the purpose of promoting initial residential sales are permitted pursuant to the Temporary Use Regulations at Section 6116 and 7156 and are in addition to the banners, pennants and similar devices permitted at Section 6268 (c):
 1. Unlighted freestanding signs identifying the residential development provided that the aggregate area of all signs shall not exceed 800 square feet. One such sign may have a maximum area of 200 square feet provided no other sign exceeds an area of 100 square feet. One sign may be adjacent to each street which provides access to the residential development.
 2. One unlighted sign not exceeding 16 square feet in area for each model home and sales office.

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- f. Mobilehome and Recreation Vehicle Park Signs. Signs located within mobilehome or recreational vehicle parks may be permitted subject to the following
 - 1. One wall sign or freestanding sign identifying the mobilehome or recreational vehicle park is permitted adjacent to each street which provides primary access to the park. No freestanding sign shall exceed a height of 8 feet. No sign shall exceed 32 square feet in area.
 - 2. One directional sign without any advertising at each driveway. Each sign shall not exceed 8 square feet or 8 feet in height. Directional signs may be lighted.

6269 SIGNS IN THE RC, C30, C31 AND C32 USE REGULATIONS.

Signs are permitted in the C30, C31 and C32 Use Regulations and for Commercial Use Types in the RC Use Regulations as follows:

- a. One wall sign on each wall of a building facing a street but not more than two wall signs for each building, provided that each sign shall be limited to a maximum area of 20 square feet.
- b. One monument sign on each street frontage of the premises.
- c. One occupant directory sign at or near each principal entrance to a multiple occupancy building in lieu of a wall sign permitted by (a) above.
- d. One sign of 12 square feet or less for each building facing/tenant occupancy in lieu of one wall sign per building frontage.

6271 ON-PREMISE SIGNS -- APPLICATION AND FEES.

Applications for signs specified in Sections 6261 through 6269 shall be signed by the owner or include a statement signed by the owner, lessee or other person having legal possession of the property upon which a sign is to be situated giving his/her consent to the application for placement of such sign thereon. An application shall be accompanied by the fee prescribed in Section 7602 and shall list and describe all existing signs on the premises.

6277 BUILDING PERMIT REQUIRED.

Issuance of Administrative Permit does not preclude the requirement for obtaining a building permit pursuant to the Uniform Building Code.

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6279 ISSUANCE OR DENIAL.

The Director or whomever is charged with permitting a particular sign shall, within sixty (60) days of the filing of a complete permit application, approve and issue the permit if the standards and requirements of this part have been met, unless the time is mutually extended by the parties. No action by the Director within 60 days shall constitute a denial.

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 9742 (N.S.) adopted 5-12-02)

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

6281 NONCONFORMING SIGNS--ABATEMENT SCHEDULE.

Notwithstanding the Nonconformity Regulations commencing at Section 6850 every lawfully erected sign which no longer conforms to these regulations shall be deemed to be a nonconforming sign and shall be removed, or altered, to conform with these regulations as follows:

- a. **Illegal/Abandoned Signs.** Illegal and or abandoned signs shall be removed or brought into conformance immediately.
- b. **Nonconforming Signs.** Within 5 years from the date on which a sign becomes nonconforming, it shall be removed or brought into conformance with these regulations; provided, however:
 1. If such sign has been allowed to be depreciated for tax purposes by the Internal Revenue Service and evidence is presented that the cost has not been fully recovered upon expiration of said 5 year period, such sign may remain until its cost has been recovered in accordance with the depreciation schedule on the date that the sign became nonconforming.
 2. Documentation necessary to establish the remaining or undepreciated value shall be presented to the Director prior to expiration of the 5 year period. The Director shall determine to his/her satisfaction the validity of all documentation presented. Appeals from decisions of the Director shall be taken pursuant to the Administrative Appeal Procedure commencing at Section 7200.

6283 ORDER TO ABATE SIGN VIOLATIONS.

In the event a nonconforming sign is not voluntarily removed or brought into compliance, when required or if a sign is erected or maintained in violation of these regulations, or becomes abandoned the Director shall order such sign to be abated by the owner thereof, or by the owner of the premises upon which it is located, or by any other person responsible for the sign, by notice in the form of registered mail. However, the person notified may within 10 days request, in writing, an informal administrative hearing by the Director; the decision of said hearing to be final.

6287 METHOD OF ABATEMENT OF VIOLATIONS .

Unless some other means of abatement is approved in writing by the Director, abatement of nonconforming illegal and abandoned signs shall be accomplished in the following manner:

- a. Signs Painted on Buildings, Walls, Fences and Other Structures or Things. By removal of the paint which constitutes the sign, or by painting over it with a color that matches or closely resembles the color of the building or structure, wall, fence, or things, so that the sign shall not thereafter be visible.
- b. Other Signs. By complete removal of the sign and supports; or, by modification, alteration, relocation or replacement.

6289 MAINTENANCE OF NONCONFORMING SIGNS.

Nothing in these regulations shall prevent the normal maintenance or repair of any nonconforming sign or sign structure during its effective life. Illegal, abandoned or nonconforming signs which are brought into conformance and compliance with current regulations shall have the required Administrative Permit and/or building permit.

6290 SEVERABILITY.

If any section, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, sentence, clause or phrase be declared invalid or unconstitutional.

ENCLOSURE REGULATIONS

6800 TITLE AND PURPOSE.

The provisions of Section 6800 through 6849, inclusive, shall be known as the Enclosure Regulations. The purpose of these provisions is to set forth the type of enclosure, if any, of buildings, other structures or areas used for the purpose of accommodating various uses, including accessory uses. The intent is to vary the enclosure according to the use type carried on within and the use regulations where located.

6810 APPLICATION.

The provisions shall apply for all use designators and to all use types except residential and extractive and their accessory uses, except that they shall not apply to planned developments unless otherwise provided. In any case of conflict with the Supplemental Limitations on Uses at Section 2980, the provisions requiring the greater degree of enclosure shall apply.

6812 TERMS DEFINED.

The types of enclosures are defined in the Definitions commencing at Section 1100.

6814 EXCEPTIONS TO ENCLOSURE MATRIX.

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- a. Exception for Barns and Greenhouses. Whenever the open enclosure is permitted by right for agricultural use types, enclosed and semi- enclosed barns and greenhouses necessary to carry on, and accessory to, the use in the open enclosure also are permitted.
- b. Exception for Parking. The Automotive and Equipment: Parking use type is exempt from the enclosure regulations.
- c. Other Exceptions. Notwithstanding the provisions of the Enclosure Matrix (Section 6816), semi-enclosed and open enclosures are permitted for the following uses in the zones including the following Use or Special Area Regulations.

C32: Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)

C34: Agricultural and Horticultural Sales (Plant Nursery Only)
Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)
Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)
Retail Sales: Specialty (flower kiosks only)

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C35: Agricultural and Horticultural Sales (Plant Nursery Only)
Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)
Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)
Retail Sales: Specialty (flower kiosks only)

C36: Agricultural and Horticultural Sales (Plant Nursery Only)
Automotive and Equipment: Sales/Rentals, Light Equipment (providing that the use complies with Sections 6787.c and 6792)
Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)
Food and Beverage Retail Sales (when conducted from a food sales push cart)
Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)
Retail Sales: Specialty (flower kiosks only and all other uses when conducted in a civic plaza)

C37: Retail Sales: Specialty (flower kiosks only)

C40: Retail Sales: Specialty (flower kiosks only)

C42: Retail Sales: Specialty (flower kiosks only)

C44: Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)

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- M50: Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1., provided that the Minor Use Permit required by Section 2504 b. is obtained or amended.)
- M52: Eating and Drinking Establishments (only accessory outdoor cafés that comply with Section 6158 a.1., provided that the Minor Use Permit required by Section 2524 b. is obtained or amended.)
Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)

Scenic Areas:

Agricultural and Horticultural Sales (Plant Nursery Only)
Automotive and Equipment: Sales/Rentals, Light Equipment (providing that the use complies with Section 6787.c)
Food and Beverage Retail Sales (when conducted from a food sales push cart)
Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)
Retail Sales: Specialty (flower kiosks only)

- d. Exception for Recycling Collection Facility. The Recycling Collection Facility, Small and Large use types are exempt from the enclosure regulations.
- e. Exception for the Fallbrook Village Zones. The enclosure regulations and the exceptions to the enclosure regulations are specified in the Site Development Regulations for each Fallbrook Village Zone.
- f. Open storage of boats and / or recreational vehicles may be permitted as an accessory use in connection with issuance of a major use permit for a Mini-warehouse.
- g. Exception for Certified Farmers' Market or Fishermen's Market. The Certified Farmers' Market or the Fishermen's Market Temporary Use types are exempt from the enclosure regulations.
- h. Exception for Temporary Outdoor Sales. Temporary Outdoor Sales which are in compliance with Section 6124 are exempt from the enclosure regulations.
- i. Exception for Recycling Processing Facility, Wood and Green Materials. The Recycling Processing Facility, Wood and Green Materials Use type is exempt from the enclosure regulations (providing the use complies with Section 6706) except in the M50, M52 and C40 Use Regulations.

6816 ENCLOSURE MATRIX.

The enclosures which are permitted, permitted subject to a Minor Use Permit, permitted subject to a Major Use Permit, permitted subject to an Administrative Permit, and permitted subject to a Site Plan are set forth in the Enclosure Matrix. This matrix and Limitations 8, 9 and 12 of Section 2980 are incorporated into this Section and all references to this Section shall include references to them.

(ENCLOSURE MATRIX)

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Use or Special Area Regulations	TYPE OF ENCLOSURE												
	Civic Use Types			Commercial Use Types				Industrial Use Types			Agricultural Use Types		
	Enclosed	Open	Drive-in	Enclosed	Semi-Enclosed	Open	Drive-in	Enclosed	Semi-Enclosed	Open	Enclosed	Semi-Enclosed	Open
R-S	•	•									<u>m</u>	<u>m</u>	•
R-D	•	•									<u>m</u>	<u>m</u>	•
R-M	•	•									<u>m</u>	<u>m</u>	•
R-V	•	•									<u>m</u>	<u>m</u>	•
R-U	•	•									<u>m</u>	<u>m</u>	•
RMH	•	•									<u>m</u>	<u>m</u>	•
R-R	•	•	<u>m</u>	•	•	•					•	•	•
R-RO	•	•	<u>m</u>	•	•	•					<u>m</u>	<u>m</u>	•
R-C	•	•		•	<u>m</u>	<u>m</u>		•			<u>m</u>	<u>m</u>	•
C-30	•	•		•			<u>m</u>						
C-31	•	•		•			<u>m</u>						
C-32	•	•		•			<u>m</u>	•			A	A	•
C-34	•	•		•	<u>m</u>	M	<u>m</u>	•			A	A	•
C-35	•	•		•	<u>m</u>	M	<u>m</u>	•			A	A	•
C-36	•	•		•	<u>m</u>	M	•	•			A	A	•
C-37	•	•	•	•	•	•	•	•	•	•	A	A	•
C-38	•	•	•	•	•	•	•	•	•	•	A	A	•
C-40	•	•	•	•	•	•	•	•	•	•	A	A	•
C-42	•	•		•	•	•	•				A	A	•
C-44	•	•	•	•	•	•	•				A	A	•
C-46	•	•		•							A	A	•
M-50	•	•		•	<u>m</u>	M	<u>m</u>	•	<u>m</u>	M	A	A	•
M-52	•	•		•	<u>m</u>	M	<u>m</u>	•	<u>m</u>	M	A	A	•
M-54	•	•		•	•	•	•	•	•	•	A	A	•
M-58	•	•		•	•	•	•	•	•	•	A	A	•
A-70	•	•	<u>m</u>	•	•	•		•	•	<u>m</u>	•	•	•
A-72	•	•	<u>m</u>	•	•	•		•	•	<u>m</u>	•	•	•
S-80	•	•		•	S	M					A	A	•
S-82	•	•		•	•	•					•	•	•
S-86	•	•		•	•	•	•						
S-88	•	•	•	•	•	•	•	•	•	•	•	•	•
S-90	•	•	<u>m</u>	•	•	•	•	•	•	•	•	•	•
S-92	•	•	<u>m</u>	•	•	•		•	•	<u>m</u>	•	•	•
S-94	•	•	<u>m</u>	•	•	•	•	•	•	•	•	•	•
Scenic Area	•	<u>m</u>	<u>m</u>	•	S	<u>m</u>	<u>m</u>	•	S	M	S	S	•

LEGEND: • Permitted m Permitted by Minor Use Permit
 M Permitted by Major Use Permit

A Permitted by Administrative Permit
 S Permitted by Site Plan

CHAPTER 9 LIGHT POLLUTION CODE

SEC. 59.101. LEGISLATIVE INTENT.

The intent of this Division is to minimize light pollution for the enjoyment and use of property and the night environment by the citizens of San Diego County and to protect the Palomar and Mount Laguna observatories from the effects of light pollution that have a detrimental effect on astronomical research by restricting the permitted use of outdoor light fixtures on private property.

SEC. 59.102. APPLICABILITY.

All artificial outdoor light fixtures shall be installed in conformance with the provisions of this Division, the Building Code, the Electrical Code, and lighting requirements specified in Section 6324 (Lighting Permitted in Required Yards) and Section 6326 (Lighting not in Required Yards) of the Zoning Ordinance of the County of San Diego, along with any other related state and federal regulations such as California Title 24.

SEC. 59.103. APPROVED MATERIALS AND METHODS OF INSTALLATION.

This Division is not intended to prevent the use of any design, material or method of installation not specifically proscribed by this Division, provided any such alternate has been approved. The Building Official may approve any such proposed alternate provided it:

- a. Provides at least approximate equivalence to the applicable specific requirement of this Division; and
- b. Is otherwise satisfactory and complies with the intent of this Division.

SEC. 59.104. DEFINITIONS.

- a. Outdoor light fixtures means outdoor artificial illuminating devices, outdoor fixtures, lamps and other similar devices, permanently installed or portable, used for flood lighting, general illumination or advertisement. Such devices shall include, but are not limited to, search, spot and flood lights for:
 1. buildings and structures;
 2. recreational facilities;
 3. parking lots;
 4. decorative landscape lighting
 5. billboards and other signs (advertising and other);
 6. private street lighting;

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7. private walkway lighting.
- b. Class I lighting means all outdoor lighting including but not limited to outdoor sales or eating areas, assembly or repair areas, billboards and other signs, recreational facilities and other similar applications where color rendition is important.
- c. Class II lighting means all outdoor lighting including but not limited to illumination for commercial, industrial and residential walkways, roadways and parking lots, equipment yards, outdoor security and residential entrance lighting.
- d. Class III lighting means any outdoor lighting used for decorative effects including, but not limited to, architectural illumination, flag and monument lighting and all landscape lighting such as illumination of trees and bushes.
- e. Building Official for the purposes of this Division means the Director of Planning and Land Use or his designated representative(s).
- f. Individual means any private individual, tenant, lessee, owner or any commercial entity including but not limited to companies, partnerships, joint ventures or corporations.
- g. Installed means any installation of outdoor light fixtures after January 18, 1985. Projects with construction plans approved prior to January 18, 1985 are excluded from installation in compliance with this Division in the initial installation only.
- h. Residential Entrance Light means a building mounted exterior lighting fixture as required by the California Electrical Code and/or California Building Code for outdoor entrances and exits with grade level access. These fixtures shall be limited to no more than 2000 lumens per fixture.
- i. Zone A means the circular area, fifteen (15) miles in radius centered on the center of Palomar Observatory and the circular area fifteen (15) miles in radius centered on the center of Mount Laguna Observatory.
- j. Zone B means all areas within the territorial limits of the unincorporated portion of the County of San Diego and not included in the area defined as Zone A.
- k. Fully shielded means a light fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a defusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal as determined by photometric test or certified by the manufacturer. Any structural part of the light fixture providing this shielding must be permanently affixed. Fixture shall be mounted such that no light is emitted above the horizontal plane.
- l. Luminous tube lighting means gas-filled glass tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.

SEC. 59.105. REQUIREMENT FOR LAMP SOURCE AND SHIELDING.

The requirements for lamp source and shielding of light emissions for outdoor light fixtures shall be as set forth in the following table:

LAMP TYPE AND SHIELDING REQUIREMENTS PER FIXTURE

CLASS I

LAMP TYPE	ZONE A (15 Mi.)	ZONE B
Low Pressure Sodium	Fully Shielded	Fully Shielded
Others above 4050 Lumens	Prohibited	Fully Shielded
Others 4050 Lumens & Below	Fully Shielded ¹	Fully Shielded ¹

CLASS II

LAMP TYPE	ZONE A (15 Mi.)	ZONE B
Low Pressure Sodium	Fully Shielded	Fully Shielded
Others above 4050 Lumens	Prohibited	Prohibited, except fully shielded HPS is allowed for private roadways.
Others 4050 Lumens & Below	(a) Fully Shielded Fixture with motion sensor; or (b) Unshielded Fixture, 2000 lumen maximum with motion sensor; or (c) Residential Entrance Light	(a) Fully Shielded Fixture; or (b) Unshielded Fixture, 2000 lumen maximum with motion sensor; or (c) Residential Entrance Light

CLASS III

LAMP TYPE	ZONE A (15 Mi.)	ZONE B
Low Pressure Sodium	Fully Shielded	Fully Shielded
Others above 4050 Lumens	Prohibited	Prohibited
Others 4050 Lumens & Below	Prohibited	Prohibited except if less than 2000 lumens per fixture.
Luminous Tube	Prohibited	Fully Shielded

¹ Lighting for On-Premises Advertising Displays, as defined under Section 5490 of the Business and Professions Code, shall be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.

SEC. 59.106. SUBMISSION OF PLANS AND EVIDENCE OF COMPLIANCE.

The applicant for any permit required by the County of San Diego for work involving outdoor light fixtures (except as exempted in Section 59.109) shall submit (as part of the application for permit) evidence that the proposed work will comply with this Division. The submission shall contain but not be limited to the following:

- a. The location of the site where the outdoor light fixtures will be installed;
- b. Plans indicating the location on the premises, and the type of outdoor light fixtures;
- c. A description of the outdoor light fixtures including but not limited to manufacturer's catalog cuts, photometric study, and drawings.

The above required plans and descriptions shall be sufficiently complete to enable the plans examiner to readily determine whether the work will comply with the requirements of this Division. If such plans and descriptions cannot enable this ready determination, by reason of the nature or configuration of the devices, fixtures or lamps proposed, the applicant shall submit further evidence of compliance enabling such determination.

SEC. 59.107. HOURS OF OPERATION.

- a. All Class I lighting shall be off between 11:00 p.m. and sunrise, except as follows:
 1. On premises advertising signs may be illuminated while the business facility is open to the public;
 2. Billboards may remain lit until midnight;
 3. Outside illumination of sales, commercial, assembly, repair, and industrial areas may be lit when such areas are actually in use.
 4. Outdoor recreational facilities, public or private, may remain lit to complete a specific organized recreational event in progress and under illumination in conformance with this Division at 11:00 p.m.
 5. Lighting exempted from this requirement under Section 59.108 or Section 59.109.
- b. Operation of searchlights for advertising purposes is prohibited between 11:00 p.m. and sunrise.
- c. All Class III lighting shall be off between 11:00 p.m. and sunrise.

SEC. 59.108. PERMANENT EXEMPTIONS AND SPECIAL REQUIREMENTS.

- a. PERMANENT EXEMPTIONS

1. Previously Existing Fixtures. All outdoor light fixtures existing and legally installed prior to January 18, 1985 are exempt from the requirements of this Division, except that:
 - a. When existing luminaires become inoperable, replacement in compliance with this Division is required;
 - b. A parcel that is subject to a change of use must comply with the latest ordinance.
2. Fossil Fuel Light. All outdoor light fixtures producing light directly by the combustion of fossil fuels (such as kerosene lanterns, gas lamps, etc.) are exempt from the requirements of this Division.
3. Federal and State Facilities. Outdoor light fixtures on, in or in connection with facilities and land owned or operated by the government of the United States of America or the State of California are exempt from the requirements of this Division. Voluntary compliance with the intent and provisions of this Division is encouraged.
4. Holiday Decorations. Lights used for holiday decorations are exempt from the requirements of this Division.
5. Flag Poles. The illumination of the United States or California Flag and an associated flagpole are exempt from the requirements of this Division, provided that fixtures over 4050 lumens (per flag) shall be fully shielded.

b. SPECIAL REQUIREMENTS

1. County Airports. Outdoor lighting that is not regulated by state or federal agencies such as lighting for parking lots and outside buildings shall be low-pressure sodium.
2. Correctional Institutions. Outdoor lighting that is not regulated by state or federal regulations such as lighting for parking lots shall be fully shielded.

SEC. 59.109. TEMPORARY EXEMPTIONS.

- a. Information Required. Any individual may submit a written request to the Building Official for a temporary exemption from the requirements of this Division. The fee for the temporary exemption shall be that fee prescribed in the Department of Planning and Land Use fee schedule (section 362 of the San Diego County Administrative Code) adopted by ordinance by the Board of Supervisors. The Request for Temporary Exemption shall contain the following information:
 1. Name, address and telephone number of the applicant;
 2. Location of the outdoor light fixtures for which the exemption is requested;

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3. Specific exemption(s) requested;
4. Use of the outdoor light fixtures involved;
5. Duration of the requested exemption(s);
6. Type of outdoor light fixture to be used, including total lumen output, character of the shielding, if any;
7. Previous temporary exemptions, if any;
8. Such other data and information as may be required by the Building Official.

The Building Official shall have five (5) business days from the date of receipt of the Request for Temporary Exemption to approve or disapprove the request. The applicant will be notified of the decision in writing.

- b. Duration of Approval. The exemption shall be valid for not more than thirty (30) consecutive days from the date of issuance of approval. Exemptions are renewable for a period of not more than thirty (30) consecutive days. Requests for renewal of a temporary exemption shall be processed in the same manner as the original request. No outdoor light fixtures shall be exempted from this Division for more than sixty (60) days during any twelve (12) month period.
- c. Disapproval and Appeal. If the Request for Temporary Exemption is disapproved by the Building Official, the applicant may appeal the decision to the Board of Supervisors. Appeals shall be submitted in writing within ten (10) working days from the date of notification of disapproval. The appeal fee shall be that fee prescribed in the Department of Planning and Land Use fee schedule.

SEC. 59.110. VIOLATIONS AND PENALTIES.

It shall be unlawful for any individual as defined in this Division to erect, construct, enlarge, alter, repair, move, improve or convert any lighting structure, or cause the same to be done, contrary to or in violation of any provision of this ordinance. Any individual violating any provision of this Division shall be deemed guilty of an infraction and/or misdemeanor as hereinafter specified. Each such individual shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this ordinance is committed, continued, or permitted.

Any individual convicted of a violation of this code shall be punished by (1) an infraction offense and a fine not exceeding one hundred dollars (\$100) for a first violation; (2) an infraction offense and a fine not exceeding two hundred dollars (\$200) for a second violation of the same ordinance on the same site and perpetrated by the same owner and/or agent within one year. The third and any additional violations on the same site and perpetrated by the same owner and/or agent shall each constitute misdemeanor offense and shall be punishable by a fine not exceeding five hundred dollars (\$500) or six months in jail or both. Payment of any penalty herein provided shall not relieve a person, firm or corporation from the responsibility of correcting the condition consisting of the violation.

SEC. 59.111. VIOLATIONS CONSTITUTE PUBLIC NUISANCE.

Any lighting structure erected, constructed, enlarged, altered, repaired, moved, improved, or converted, contrary to the provisions of this Division shall be, and the same is hereby declared to be, unlawful and a public nuisance and subject to abatement in accordance with the Uniform Public Nuisance Abatement Procedure contained in Chapter 2, Division 6, Title 1 (commencing with Section 16.201) of this Code or the County Counsel shall, upon order of the Board of Supervisors or Building Official, respectively, commence necessary proceedings for the abatement, removal and/or enjoinder of any such public nuisance in the manner provided by law. Any failure, refusal or neglect to obtain a permit as required by this Division shall be prima facie evidence of the fact that a public nuisance has been committed in connection with the erection, construction, enlargement, alteration, repair, movement, improvement, or conversion of a lighting structure erected, constructed, enlarged, altered, repaired, moved, improved, or converted contrary to the provisions of this Division.

SEC. 59.112. CITATION AUTHORITY.

Pursuant to the provisions of California Penal Code Section 836.5, the Director of Planning and Land Use or specific individuals deputized by the Director, may arrest a person without a warrant whenever the Director or the authorized deputy has reasonable cause to believe that the person arrested has committed an infraction or misdemeanor which is a violation of an ordinance, code, or statute which he or she has the duty to enforce. An officer or employee making an arrest under the authority of this section shall follow the citation-release procedures prescribed by the California Penal Code, or such proceedings hereinafter enacted by the State of California. No agent or deputy shall exercise the power to issue citations authorized above unless such agent or deputy shall first have completed a course of training that meets the minimum standards prescribed by the Commission on Peace Officers Standards and Training as established in Section 832(a) of the Penal Code.

SEC. 59.113. SEVERABILITY.

If any provision of this Division or the application thereof to any individual or circumstance is invalid, the invalidity shall not affect other provisions or applications of this Division which can be given effect without the invalid provision or application, and to this end the provisions of this Division are severable.

Purpose

The purpose of this policy is to minimize the effects of disturbing natural terrain and provide for creative design for Hillside Developments. The policy provides guidelines to assist the Board of Supervisors, the Planning Commission, the Director of Planning and Development Services, and staff in the evaluation of hillside development in San Diego County. It is intended that this policy serve as a guideline and supplement to any other applicable regulations, including the Resource Protection Ordinance. It is also intended that this policy provide advance notice of what may be required when reviewing development proposals in hillside areas.

Background

It has been recognized for some time that proposed hillside development must be given a special type of analysis and review. Section 66474 of the Government Code (Subdivision Map Act) requires that the Board of Supervisors disapprove any final or tentative subdivision map if it finds "...that the site is not physically suitable for the proposed density of development." The Resource Protection Ordinance provides specific standards and criteria for the amount of steep slope lands that may be disturbed, while the Hillside Development Policy provides flexible guidelines for reducing the negative effects of such disturbance. The Board of Supervisors has concluded that a policy stating only generalized guidelines is the best approach for minimizing the effects of disturbing the natural terrain.

Policy

It is the policy of the County of San Diego that:

Development of building sites in hillside areas be planned and constructed in such a manner as to preserve, enhance or improve the physical features of the area consistent with providing building sites while at the same time optimizing the aesthetic quality of the final product.

The design process set forth below shall be used as a guide to achieve the best possible hillside development. The guidelines set forth in this policy are purposely expressed in general terms to allow for flexibility in their application. It is recognized that at times difficulties may be encountered in interpreting some of these guidelines, but it is anticipated that appropriate decisions will be reached by the persons involved in the overall spirit and intent of this policy is respected. This policy is not intended to inhibit or restrict development, but rather to result in the best potential use of any site.

This policy shall not apply to projects for which development applications have been filed, and fees paid, to the Department of Health Services or the Department of Planning and Development Services prior to the effective date of this policy. Where applicants are required to file first with the Department of Health Services, the applicant shall submit his full application to the Department of Planning and Development Services within 1 year of the date the application was first filed with the Department of Health Services.

1. All hillside subdivisions should be designed to minimize the permanent impact upon site resources. The resources include but are not limited to existing natural terrain, established vegetation, visually significant geologic displays and portions of a site which have significant public or multiple-use value. This may be achieved by:
 - a. Planning the grading and design of hillside developments to complement natural landforms.
 - b. Encouraging variety in the development of hillsides through site preparation techniques; grading techniques; configuration, size and placement of lots; and protection of the public use of on-site vista points.
 - c. Protecting and conserving physiographic features of public significance.
 - d. Encouraging preservation of bluffs which by their location, relative scale and configuration would be significant features of the development.
 - e. Planning of hillside developments to minimize potential soil, geological and drainage problems.
 - f. Encouraging street designs, consistent with the public's safety, which diminish conflicts with the natural topography.
 - g. Maximizing visual quality and minimizing erosion potential through the use of existing native plant communities and by planting native and naturalized plants especially in disturbed areas adjacent to ungraded hillsides and water courses. (It is recognized that native or naturalized plants may not be appropriate on graded slopes under 12 feet in vertical elevation which are generally adjacent to a building pad. Also, the bottom 12 feet of higher slopes visible from building pads or major through streets may not be appropriate for native or naturalized plants.)
 - h. Encouraging the use of smaller or split-level building pads on steeper road grades in order to minimize total grading.
 - i. Encouraging the use of graded slopes which may be steeper than existing site topography when the steeper slopes increased the preservation of undisturbed natural areas.
 - j. Encouraging the use of limited open-space easements on contiguous lots in undisturbed areas, excluding building areas, and active uses areas, when such areas are highly visible and significantly large.

- k. Waiving any requirement for irrigation systems in native and naturalized planting areas when it can be demonstrated that vegetative cover can be re-established without it, and that no significant surface erosion will result during the re-establishment period.
 - l. Encouraging the use of mechanical erosion control methods such as slope serrations, punched straw and contour plowing which will allow revegetation of disturbed areas without irrigation systems.
 - m. Encouraging the use of woody shrubs and trees for conventionally irrigated slopes and the arrangement and quantity of these plants so as to ultimately soften and vary the texture of these slopes.
 - n. Encouraging the use of street tree plantings in the front yard setback to soften the view of the buildings, except where trees may inhibit significant views from the site.
 - o. Encouraging the arrangement of building site to optimize the views from the site.
 - p. Designing the developments so that some of the watercourses can be preserved in a natural riparian conditions with minimal channel erosion.
 - q. Encouraging site design to provide solar access.
2. Definitions. The following definitions shall be applicable to these guidelines:
- a. "Hillside Subdivision" means a major or minor subdivision where any of the lots being created are less than 40 acres or less than one quarter of a quarter section for which a slope analysis shows:
 - 1. Twenty-five (25) percent of more of the land's surface has a slope of twenty-five (25) percent or greater; and,
 - 2. A height differential of 50 feet or more within any area having a slope of twenty-five (25) percent or greater.

Also, for the purposes of this policy, any major or minor subdivision exceeding 400 acres in size and any of the lots being created are less than 40 acres or less than one-quarter of a quarter section, shall be considered a hillside subdivision when:

1. It contains 100 or more acres (not necessarily contiguous) with slopes of twenty-five (25) percent or greater; and
 2. A height differential of 50 feet or more within any area having a slope of twenty-five (25) percent or greater.
- b. "On-site Vista Point" means an area of high ground within the development from where there is a good view of surrounding areas.
- c. "Slope Analysis" means an analysis completed by a qualified person such as a registered or licensed architect, landscape architect, engineering geologist, land surveyor, or civil engineer based upon a topographic map with contour intervals not exceeding ten (10) feet. The slope analysis should show the following slope categories for the entire property in acres:
- 0-15% slope
 - Above 15-50% slope
 - Above 25-50% slope
 - Above 50% slope
- d. "Watercourse" means any natural or artificial watercourse, stream, river, creek, ditch, channel, canal, conduit, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course either continuously or intermittently, and which has a definite channel, bed, and banks; or any area adjacent thereto designated as subject to inundation by reason of overflow or flood water as designated and delineated on those certain maps or plats approved and adopted by the Board of Supervisors.
- e. "Hillside Grading" means grading in excess of that exempt from environmental review on a site for which a slope analysis shows:
1. Twenty-five (25) percent or more of the land's surface has a slope of twenty-five (25) percent or greater; and
 2. A height differential of 50 feet or more within any area having a slope of twenty-five (25) percent or greater.

Also, for the purposes of this policy, any grading in excess of that exempt from environmental review for a project which contains 400 or more acres shall be considered hillside grading when:

1. It contains 100 or more acres (not necessarily contiguous) with slopes of twenty-five (25) percent or greater.
2. A height differential of 50 feet or more within any area having a slope of twenty-five percent or greater.
- f. "Extended Initial Study" means technical environmental documentation which may be distributed for public review (requiring additional copies of the material and fees to be provided by the applicant).
3. Applicability. These guidelines shall be used in evaluating all "Hillside Subdivisions" all "Hillside Grading" as defined herein and major use permits which require a grading permit meeting the definition of "Hillside Grading". This policy shall not be applied to grading for agricultural purposes as such grading is defined in Sections 87.201(f) and 87.209 of the County Code.
 - a. The Director of Planning and Development Services or his designee may waive application of this policy if any of the following circumstances apply:
 1. An existing or proposed Open Space Easement is shown conforming substantially to the to that area of the project having slopes of twenty-five (25) percent or greater; or
 2. The applicant agrees to file an application reclassifying the area of the project having slopes of twenty-five (25) percent or greater to a use regulation (zone) which limits future uses of said land to open space or similar type uses as determined by the Director; or
 3. All proposed lots or parcels with slopes that would be subject to the Hillside Development Policy already contain structures (residential, commercial or industrial) that would establish a primary use of the site, and preclude further development at this time; or
 4. When an entire site is fully developed in agricultural uses which has eliminated natural vegetation, and not grading will take place; or,
 5. Upon determination of unique and unusual circumstances in accordance with a waiver request pursuant to (b) below. The fee for processing this waiver request shall be \$100.

- b. Requests for waiver of the policy by the Director or for a determination that a project is exempt from the policy shall be processed as follows:
 - 1. One copy of the map or plot plan for the project shall be submitted to the Director or his designee together with sufficient supporting material to present the applicant's reasons for waiver of the policy.
 - 2. Within ten (10) working days the Director or his designee shall render a decision and notify the applicant by written notice.
 - 3. Upon receipt of a notice waiving application of the policy, the applicant may file the project with all applicable fees together with a copy of the notice waiving the policy.
 - 4. Upon receipt of a notice denying waiver of application of the policy on appeal may be filed with the appropriate appeal body in accordance with (d) below.
- c. The Director of Planning and Development Services or his designee shall determine whether this policy shall be applied to discretionary actions on other than "new" (filed after July 24, 1979) applications in accordance with the following:
 - 1. Time extension requests for tentative maps, tentative parcel maps and major use permits originally approved prior to July 24, 1979, shall be exempt from this policy.
 - 2. Revised or replacement tentative maps and tentative parcels maps, resolution amendments for tentative maps and modification of major use permits may be exempted from the policy if the Director determines the changes proposed will not substantially change the character of the grading approved under the initial application.
- d. Appeal of any decision of the Director of Planning and Development Services as to applicability of this policy shall be treated as an Administrative Appeal as provided in The Zoning Ordinance. Applicable appeal fees shall be submitted with each appeal.

4. Supplemental Information. For purposes of analysis, every application for a tentative subdivision map, tentative parcel map, and grading permit which proposes a hillside subdivision or hillside grading permit, shall in addition to any other information required, be submitted with the following information (at a level of detail appropriate to the project being proposed):
 - a. A slope analysis, as defined here. (Not required if submitted with Resource Protection Study.)
 - b. A map or overlay showing the following information:
 1. Significant geologic features.
 2. Watercourses.
 3. Significant mature trees, groves and native vegetation.
 4. On-site vista points.
 - c. An Extended Initial Study submitted as part of the application for Environmental Initial Study to include:
 1. Preliminary soils and engineering geologic statement or report.
 2. Discussion of any special design criteria needed due to geologic hazards.
 3. Preliminary grading plan for building sites and on-site access roads. Any proposed borrow pits and/or spoil areas shall be shown.
 4. Preliminary landscape concept plan.
 5. Discussion of erosion control measures to be used.
 6. Discussion of the existing character of the site and surrounding area.
 7. Discussion of the visibility of the site from the surrounding area including designated scenic highways, regional parks, State and Federal lands, etc., that may have their visual quality affected by development of the property.

8. Discussion of the earthwork to be accomplished and how that will change the character of the site. Alternative potential building sites, if any, should also be discussed.
9. Discussion of how on-site and off-site solar access may be affected.

Action

07/24/79 (78)
08/15/79 (15)
12/18/79 (122)
07/21/81 (4)
12/15/82 (45), operative 03/01/83
10/25/89 (5)
7/14/99 (4)
08-07-02 (5)
12-09-08 (33)
11-10-10 (7)
09-25-12 (11)

CAO Reference

1. Department of Planning and Development Services
2. Department of Public Works