



County of San Diego – Alpine Village Core Form Based Code Checklist

8901 GENERAL PROVISIONS

The Alpine Village Core regulations apply to the area identified in the Alpine Community Plan as the Village Core and are intended to preserve and promote the village character while creating a balanced automobile, bicycling, and pedestrian friendly environment for residents, business owners and visitors. These regulations are also intended to encourage the continuation and growth of the character of Alpine while promoting the economic development of the Alpine Village Core. The following General Provisions shall apply to the Alpine Village Core Regulations:

- a. Where the provisions of a section of the San Diego County Zoning Ordinance are in conflict with the requirements of this section, the requirements of this section shall apply.
- b. The diagrams and illustrations within this Section, unless specifically noted as advisory, are considered regulatory in nature and are legally binding.
- c. The definition of a term in this Section shall take precedence over definitions of the same term elsewhere in the San Diego County Zoning Ordinance.
- d. The term "shall" denotes a specific requirement, while the term should is intended to be a primary consideration incorporated into plans or accompanied with a clear rationale as to why its standards or specifics were not followed.

8903 SITE PLAN REQUIREMENTS

- a. A Building permit shall not be issued for development or redevelopment on a private lot prior to the submittal and approval of a Site Plan, in compliance with the standards of this Section and subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the San Diego County Zoning Ordinance unless an exception to the site plan is granted pursuant to Site Plan Permit Exceptions of §8904.
- b. A Site Plan submitted under this Section shall be prepared by the land owner or a representative of the land owner, and shall be approved administratively by the County of San Diego Planning & Development Services (PDS) Director subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the San Diego County Zoning Ordinance.
- c. The following mapping requirements are in addition to §8903.b Site Plan submittal procedures:
 - i. One (1) Site Plan submittal map shall include the proposed Lots and Building(s) to-scale and centered in plain view with all surrounding property lines, easements, thoroughfares, building footprints, and primary building frontages that illustrate primary building entrances for 300 feet.
 - ii. One (1) Site Plan submittal map shall include a to-scale elevation graphic illustrating the primary building frontage of the subject property with its adjacent existing building frontages for 150 feet along all sides of the proposed building and site.
 - iii. One (1) Site Plan submittal map shall include a to-scale and detailed Landscape Plans of the subject property with its adjacent existing building frontages for 150 feet along all sides of the proposed building and site.
- d. An existing building that does not conform to the provisions of this section is considered non-conforming and may be continued in such Use until a Site Plan Permit is requested, at which time the provisions of this Section shall apply.



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	ALPINE GENERAL DEVELOPMENT STANDARDS	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	8913 Lots			
a.	Lot Lines abutting a Thoroughfare shall be known as a Frontage Line as per Table AL-2.0.	AL-2.0		
b.	Frontage Setbacks are measured from Property Lines, and not measured from Public Right-of-Way Center line(s).			
c.	Lots with multiple Lot Lines abutting a Thoroughfare shall designate one Frontage Line as a Primary Frontage Line, with all remaining Frontage Lines designated as Secondary Frontage Line(s).			
d.	Lot Width shall be calculated as the length of the Primary Frontage Line of a Lot, measured from side Lot Line to side Lot Line. (see Summary Tables for each AL-V-Zone)	AL-3.0 AL-4.0		
e.	Where multiple Lots are aggregated under single ownership, the side Setbacks between assembled Lots may be eliminated.			
f.	Lots shall be regulated according to three horizontal Layers as shown on Table AL-2.0 and according to the guidelines in §8913.f.i-iii:	AL-2.0		
f.i	First Layer - The area of a Lot from any Frontage Line to the Facade of the Primary Building.			
f.ii	Second Layer - The area of a Lot set behind the first Layer to a depth of 8 feet.			
f.iii	Third Layer - The area of a Lot set behind the second Layer and extending to the rear Lot Line.			
	8914 Lots in Multiple Districts			
a.	Where a legal Lot has split zoning, the regulations for each separate district shall apply. Where an individual building is bisected by a split zone line within a legal lot, the more restrictive Use Regulations shall apply.			
	8915 Building Placement			
a.	Front, Side and Rear Setbacks control the spatial enclosure of Thoroughfares and Civic Spaces, and are coordinated by district according to §8911 Intent.	§8911		
b.	Primary Building Facades shall be built parallel to the Frontage Line of a Lot or to the tangent of a curved Frontage Line of a Lot in order to ensure buildings face the street.			
c.	Lot Coverage by buildings and impermeable surfaces shall be regulated as a percentage of each Lot's area.			
d.	Primary Building Facades shall be built out along a minimum percentage of a Lot's Width, as specified for each Zoning District as a Facade Buildout abutting the Primary Frontage thoroughfare.			



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	ALPINE GENERAL DEVELOPMENT STANDARDS	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	8916 Building Height			
a.	Permitted building heights shall be measured in number of Stories (floors) and maximum height as indicated for each district.			
b.	Height limits do not apply to raised basements, masts, belfries, clock towers, chimney flutes, water tanks, or elevator bulkheads.			
c.	Building Stories/Floors may not exceed 12 feet in height from floor to floor, except for a first floor Commercial use on Alpine Boulevard (AL-V2), which shall be a minimum of 12 feet with a maximum of 14 feet.	AL-V2		
d.	Attics shall not exceed 12 feet in height.			
e.	The vertical distance above the highest adjoining sidewalk to the highest point of the coping of a flat roof or to the average height of the highest gable of a pitched or hipped roof.			
	8917 Building Design Standards			
a.	Required Fenestration shall be calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the facade for the story of a building under calculation.			
	8918 Required Parking			
a.	Where feasible, all parking needs should be met on site.			
b.	The minimum number of parking spaces required for each Use is specified on Table AL-2.1. Parking requirements shall only be adjusted as specifically indicated in this Section.	AL-2.1		
c.	The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided onsite, within the Lot. Off-site parking along the thoroughfare should be used for guests and visitors.			
d.	For Lots with more than one Use (i.e. Shared-Use), the total number of parking spaces required may be adjusted by multiplying the total number of parking spaces required for all Uses as indicated on Table AL-2.2.	AL-2.2		
e.	Determination of required parking for Use combinations not listed on Table AL-2.2 shall be approved on a case-by-case basis through the Site Plan review process as referenced in §8903.	AL-2.2 §8903		
f.	The shared use parking multiplier may be used to reduce the total number of parking spaces required for combinations of Uses listed on Table AL-2.2 for shared parking spaces located internal as surface of structure parking to any Block.	AL-2.2		
g.	Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.			



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8920 ALPINE VILLAGE CORE (AL-V2) DISTRICT:					
The AL-V2 Core District consists of the most developed land within the community and is primarily mixed-use in character. Shallow setbacks, high lot coverage, and multi-level buildings fronting onto Alpine Boulevard create a strong spatial definition of outdoor spaces along the Main Street.					
AL-V2 CORE DISTRICT			Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8921 Lot					
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 25 feet and a maximum width of 150 feet, measured at the Frontage Line (see Table AL-2.1).		AL-2.1		
8922 Building and Land Use					
a.	Permitted Uses for Lots designated as AL-V2 are listed on Table AL-1.0.		AL-1.0		
b.	Buildings may combine three (3) or more Uses.				
c.	Existing Commercial Uses less than 3,000 square feet shall be exempt from parking space requirements.				
d.	Outdoor cafe seating and sidewalk cafes shall be allowed on Commercial Use fronting onto Alpine Blvd, where feasible.				
8923 Parking and Storage					
a.	All parking lots, garages and Parking Structures shall be located at the second and third Lot Layers as illustrated on Table AL-3.0.d.		AL-3.0.d		
b.	Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Lot Frontage.				
c.	Open parking areas shall be masked from view at the Public Frontage by a Building, Fence, Landscaping, or Streetscreen, excluding pedestrian access and vehicular entrances.				
8924 Building Placement					
a.	Buildings shall be set back in relation to the boundaries of their Lots as specified on Table AL-3.0.		AL-3.0		
b.	Lot coverage by buildings shall be a maximum of 80% of the Lot area.				
c.	The Principal Entrance of any Primary Building shall be oriented towards the Frontage Line.				
d.	Facade Buildout of Primary Building facades shall be a minimum of 60% at the Front Setback.				



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	AL-V2 CORE DISTRICT			
	8925 Building Height			
a.	The maximum height of a Primary Building shall be up to two (2) floors and 35-foot maximum height as specified on Table AL-3.0.a.	AL-3.0.a		
b.	The maximum height of an Outbuilding shall be two (2) floors and 35-foot maximum height as specified on Table AL-3.0.	AL-3.0		
	8926 Storm Water Management			
a.	Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table AL-2.1).	AL-2.1		
b.	Pervious Paving techniques shall be used where possible for Civic Spaces, Courtyards, Driveways, Forecourts, Parking Lots, and Patios.			
c.	Pervious Paving materials shall be limited to large aggregate Concrete and Asphalt, Pea Gravel/ Washed Stone, or Stone Pavers.			
d.	Channeling facilities shall be allowed in the first, second and third Lot Layer.			
e.	Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.			
f.	Channeling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.			
g.	Storage facilities shall be allowed in the second and third Lot Layers (See Table AL-2.1).	AL-2.1		
h.	Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater to the Santa Maria Creek Greenway.			
i.	Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.			
j.	Filtration facilities shall be allowed in the second and third Lot Layers.			
k.	Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).			
l.	Filtration facilities shall be limited to Purification Biotope, Vegetative Purification Bed, Bi-Retention Swale, Rain Garden and Green Roof(s).			
	8927 Private Frontages			
a.	Dooryards, Stoops, Terraces, Entry Planters, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer 100% of its depth as specified on Table AL-3.1.	AL-3.1		
b.	Awnings, Arcades, and Galleries may Encroach the Public Sidewalk Frontage 100% of its depth and shall clear the Sidewalk vertically by at least eight (8) feet as specified on Table AL-3.1.	AL-3.1		



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	AL-V2 CORE DISTRICT			
	8927 Private Frontages			
c.	A first Story Residential and/or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Sidewalk with a Dooryard, Terrace, Stoop and/or Entry Planter Frontage Type (see Table AL-3.1).	AL-3.1		
d.	A first Story Commercial Use shall be at grade from the Sidewalk with an Entry Planter Frontage, Awning or Gallery Frontage Type (see Table AL-3.1).	AL-3.1		
e.	All openings, including porches, Galleries, Arcades and windows shall be square or vertical in proportion, excluding windows required for Commercial Uses.			
f.	The habitable living area of an Accessory Unit within an Outbuilding shall not exceed 576 square feet.			
g.	Loading docks and service areas shall be permitted on Frontages by Exception §8905.	§8905		
h.	In the absence of a building Facade along any part of a Primary Frontage Line not associated with automobile and pedestrian access, a Streetscreen is allowed to be built along the same vertical plane as the Facade.			
i.	Streetscreens should be three and a half (3.5) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.			
j.	Buildings with a Commercial Use and paved first Lot Layer should use the first Lot Layer for outdoor seating.			
	8928 Signage			
a.	Permitted signage types shall conform to the specifications of Table AL-3.2.	AL-3.2		
b.	Permitted signage types shall be located along the Primary Frontage in the first Lot Layer (See Table AL-3.0.d).	AL-3.0.d		
c.	One (1) square foot of signage is the maximum allowed signage area per every 25 feet of Principal Building Frontage on both the ground and upper floors in first and second Lot Layers.			
d.	The only additional signage area allowed within the third Lot Layer and/or on Outbuildings is either one (1) Address (Table AL-3.2.a) or Nameplate Sign (Table AL-3.2.f).	AL-3.2.a AL-3.2.f		
e.	Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of each unit they identify.			
f.	Awning Signage shall be limited to no more than seventy percent (70%) of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed twelve (12) inches. Awning Signs shall contain only the business name, logo, and/or street address. Awning Signs may encroach into the Public Sidewalk Frontage.			
g.	One (1) Band Sign limited to 90% of the width of the Building Facade shall be permitted for each building with a Commercial Use. Information shall consist only of the name and/or logo of the business.			
h.	Blade Signs shall be permitted only for businesses that have a Principal Entrance on the ground floor.			



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	AL-V2 CORE DISTRICT			
	8928 Signage			
i.	One (1) Blade Sign shall be permitted for each business if the Facade is setback no more than five (5) feet from the Principal Frontage Line. Blade Signs may encroach into the Public Sidewalk Frontage up to four (4) feet, and shall clear the Sidewalk by at least eight (8) feet, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.			
j.	Marquees shall be located only above the Principal Entrance of a building, shall provide a minimum clearance of ten (10) feet, and may encroach upon the Public Sidewalk Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees and are only allowed by Exception (§8905).	§8905		
k.	One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, and may be attached to a building wall within ten (10) feet of a Principal Entrance.			
l.	Outdoor Display Cases shall not exceed six (6) square feet and may be internally illuminated.			
m.	Signage advertising a Commercial Use(s) shall be externally illuminated by down or angled shielded lighting with narrow reflector openings.			
	8929 Lighting			
a.	All lighting within and internal to a Lot shall be designed to maintain the natural Dark Sky character of Alpine.			
b.	No lighting level measured at the building Frontage Line shall exceed 2.0 foot-candle level.			
c.	All lighting shall use full cutoff - fully shielded – luminaries.			
d.	The Storefront Beam is the ideal location for awnings, signage and lighting elements as illustrated on Table AL-3.4.a.	AL-3.4.a		
e.	Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas, and 12 feet elsewhere.			
f.	Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on human-scaled posts.			
g.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322.	§6322		
	8930 Fencing			
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.			
b.	Fencing types diagrammed on Table AL-3.3 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	AL-3.3		
c.	All Fencing fronting Alpine Boulevard shall not exceed three (3) feet in height; all others shall not exceed six (6) feet.			



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	AL-V2 CORE DISTRICT			
	8930 Fencing			
d.	Fencing materials shall be subject to the requirements in §8930.d.i-v:			
d.i	Landscaped or landscaped with post hedges shall be setback 18 inches from property line.			
d.ii	Split Rail, Post, stone and brick may be painted or have a natural finish.			
d.iii	Picket, metal and stucco fencing materials should have a painted finish.			
d.iv	Combined Fencing materials shall have heavier materials below the upper lighter materials.			
d.v	Streetscreens are required for screening parking areas from thoroughfares. Specific designs shall be incorporated along the Primary Frontage Line and should follow the general pattern diagramed on Table AL-3.3.j and §8932.h-i:	AL-3.3.j §8932.h-i		
e.	Streetscreens shall be located along the Primary and Secondary frontage line of the second Lot Layer.			
e.i	Streetscreens should be of a similar design to the adjacent Building Façade or Landscape material and pattern.			
e.ii	Streetscreen should continue the vertical planes of the adjacent Building Façade(s).			
e.iii	Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen should consist of walls, hedges or fencing.			
e.iv	Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.			
	8931 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscape Reference 8970)			
a.	The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern. A more rural landscape pattern and character should be allowed in the first and second Lot Layers.			
b.	Privately owned but publicly accessible spaces (i.e.: Shared Civic Space) provided internal to any Lot shall be designed per the Civic Space type characteristics outlined in Table AL-5.1.a-e.	AL-5.1. a-e		
c.	Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree per every ten (10) parking spaces. See Table AL-6.4 for Canopy Tree species and characteristics.	AL-6.4		
d.	Parking and landscaped areas shall utilize §8926 Stormwater paving, channeling, storage, and filtration techniques.	§8926		
e.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least two (2) inches in depth and Drip irrigation must be installed for ground cover area less than eight (8) feet wide. Refer to County Zoning Ordinance §86.701 et. seq. and the Water Efficient Landscape Design Manual.	§86.701		



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	AL-V2 CORE DISTRICT			
	8931 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscape Reference 8970)			
f.	Shrubs should be of medium size, low creeping variety and shall a specific list of species as recommended by the Alpine DRB.			
g.	Landscaping should consider water quality and Low Impact Development (LID) refinements and allow space for such facilities. Grading design should allow drainage from paved areas to flow to LID facilities.			
h.	§8926.h.i-iv apply to landscaping within the public right-of-way:			
h.i	A maintenance agreement or assessment district is required to ensure ongoing maintenance requirements are met.			
h.ii	Root barriers are required to avoid interference with underground utilities and paved areas.			
h.iii	Tree canopy along Alpine Boulevard should be planted approximately every 40 feet on average.			
h.iv	The Street Tree theme and species on Alpine Boulevard should be Alpine DRB approved theme trees.			
	8932 Building Design Standards (From Building Base to Roof)			
a.	The exterior finish material on all Facades shall be limited to brick, adobe, nature stone, tinted and textured concrete, heavy timber, wood siding or stucco.			
b.	All Facades shall be glazed with clear glass no less than 30% of the first Story.			
c.	Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.			
d.	Buildings with a first Story Commercial Use shall have a zero-step Principal Entrance on Alpine Boulevard and a maximum 70% window/entry opening to solid wall Fenestration ratio for the first Story (see Table AL-3.4.e).	AL-3.4.e		
e.	Building wall materials shall be combined on each Facade only horizontally, with the heavier below the lighter.			
f.	Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building and may be located on the Principal or Secondary Frontage Line.			
g.	Doorways and windows without exterior shading shall be recessed from the plane of the Facade or Elevation of a building two (2) inches in depth for every one (1) foot in height.			
h.	Shutters, if present on upper floors, should be exactly 1/2 the width of the window they are intended to cover.			
i.	Streetscreens shall be of similar design elements to the Facade of buildings they abut.			
j.	Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias.			



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	AL-V2 CORE DISTRICT			
	8932 Building Design Standards (From Building Base to Roof)			
k.	Balconies shall be constructed of reinforced concrete, wood or metal and shall be visually supported by columns or brackets (see Table AL-3.4.b).	AL-3.4.b		
l.	Buildings shall have gable, hip, shed or flat roofs.			
m.	Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or metal.			
n.	Eaves of sloped roofs shall project from the walls of a building to create deep overhangs that shade the building and adjacent sidewalks.			
o.	Buildings with flat or rear sloping shed roofs shall have a simple or articulated front parapet a minimum of 42 inches high.			
p.	Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares and pedestrian walkways.			
q.	Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.			
r.	Lots with a Primary Frontage abutting Alpine Boulevard shall be subject to the additional requirements in §8932.r.i-vi and as listed in Table AL-3.4 Alpine Boulevard Design Standards Illustrations, provided for illustrative purposes only:	AL-3.4		
r.i	Buildings wider than 50 feet shall have their Facades divided into equally proportional bays between 25 ft. to 50 ft. in width as illustrated on Table AL-3.4.d.	AL-3.4.d		
r.ii	Buildings wider than 50 feet shall utilize a combination of simple or articulated parapets, alternating eaves or cornice line projections, or multiple front gables to break up the roof line into segments no wider than 50 ft. each as illustrated on Table AL-3.4.b.	AL-3.4.b		
r.iii	Principal Entrances for buildings with no Front yard setback shall be recessed 24 to 36 inches.			
r.iv	Principal Entrances for buildings at Corner Lot locations shall be located at the corner of the building oriented toward the intersection as illustrated on Table AL-3.4.c.	AL-3.4.c		
r.v	Buildings at Corner Lot locations shall include a vertical feature or architectural articulation of a type and character that calls attention to the corner as a prominent location.			
r.vi	Fenestration patterns on upper Facade area shall be aligned vertically and horizontally, and establish a balanced symmetry in design as illustrated on Table AL-3.4.b.	AL-3.4.b		



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ALPINE VILLAGE EDGE (AL-V1) DISTRICT						
The AL-V1 Edge District consists of moderately developed land that is generally residential in character, but permits an appropriate level of mixed use to transition between the Village Core and adjacent neighborhoods. Moderate setbacks and Lot coverage by buildings create an increased sense of spatial definition.						
AL-V1 EDGE DISTRICT				Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8941 Lot						
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 25 feet and a maximum width of 100 feet, measured at the Frontage Line (see Table AL-2.1).			AL-2.1		
8942 Building and Land Use						
a.	Permitted Uses for Lots designated as V1 are listed on Table AL-1.0.			AL-1.0		
b.	Buildings may combine two (2) Uses.					
8943 Parking and Storage						
a.	Driveways shall comply with the County's Public Road Standards.					
b.	All parking areas and garages shall be located in the second and third Lot Layer as illustrated on Table AL-4.0.			AL-4.0		
8944 Building Placement						
a.	One (1) Primary Building and one (1) Outbuilding may be built on each Lot as specified on Table AL-4.0.			AL-4.0		
b.	Buildings shall be setback in relation to the boundaries of their Lots as specified on Table AL-4.0.			AL-4.0		
c.	Lot coverage by Buildings and impermeable surfaces shall be a maximum of 60% of the Lot area.					
d.	Facade Buildout of Primary building Facades shall be a minimum of 40% of the Lot's width at the Front Setback.					
8945 Building Height						
a.	The Principal Entrance of any Primary Building shall be oriented toward a Frontage Line.					
b.	The maximum height of a Primary Building shall be two (2) floors and 35 feet maximum height as specified on Table AL-4.0.			AL-4.0		
c.	The maximum height of an Outbuilding shall be two (2) floors and 35 feet maximum height as specified on Table AL-4.0.			AL-4.0		



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
AL-V1 EDGE DISTRICT				
8946 Storm Water Management				
a.	Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table AL-2.1).	AL-2.1		
b.	Pervious Paving techniques should be used where possible for Civic Spaces, Courtyards, Driveways, Forecourts, Parking Lots, and Patios.			
c.	Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.			
d.	Channeling facilities shall be allowed in the first, second and third Lot Layer.			
e.	Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.			
f.	Channeling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.			
g.	Storage facilities shall be allowed in the second and third Lot Layers (See Table AL-2.1).	AL-2.1		
h.	Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater to a natural drainage creek.			
i.	Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.			
j.	Filtration facilities shall be allowed in the second and third Lot Layers.			
k.	Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).			
l.	Filtration facilities shall be limited to Purification Biotope, Vegetative Purification Bed, Bi-Retention Swale, Rain Garden and Green Roof(s).			
8947 Building Design Standards (From Building Base to Roof)				
a.	The exterior finish material on all Facades should be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.			
b.	Building wall materials should be combined on each Facade only horizontally, with the heavier materials below the upper lighter materials.			
c.	Principal Entrances should be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.			
d.	Shutters, if present on upper floors, should be exactly 1/2 the width of the window they are intended to cover.			
e.	Upper floors should be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias.			



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AL-V1 EDGE DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8947 Building Design Standards (From Building Base to Roof)				
f.	Balconies should be constructed of wood or metal and shall be visually supported by brackets.			
g.	Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or metal.			
h.	Eaves of sloped roofs shall project from the walls of a building with sealed soffits.			
i.	Roof mounted equipment should be setback and screened from view from adjacent thoroughfares and pedestrian walkways.			
j.	Where solar panels are attached to buildings they should be integrated into the architectural design of the building.			
8948 Private Building Frontages				
a.	Open Porches, Dooryards, Stoops, Terraces, balconies, and bay windows may Encroach within the first Lot Layer 50% of its depth as specified on Table AL-4.1.	AL-4.1		
b.	Awnings may Encroach within the Public Sidewalk as specified on Table AL-4.1	AL-4.1		
c.	All Facades shall be glazed with clear glass no less than 30% of the first Story.			
d.	Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.			
8949 Signage				
a.	Address, Awning, Blade, Nameplate, Outdoor Display Case, Window and Yard Signs shall be permitted.			
b.	Band Signs shall only be permitted on ground floor Commercial Uses.			
c.	Permitted signage types shall conform to the specifications of Table AL-4.2.	AL-4.2		
d.	Signage shall be externally illuminated by down or angled shielded lighting.			
8950 Lighting				
a.	All lighting within and internal to a Lot shall be designed to maintain the natural Dark Sky character of Alpine.			
b.	No lighting level measured at the building Frontage Line shall exceed 1.0 foot-candle level.			
c.	All lighting shall use full cutoff - fully shielded - luminaries.			



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	AL-V1 EDGE DISTRICT			
	8950 Lighting			
d.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322.	§6322		
	8951 Fencing			
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.			
b.	Fencing types diagrammed on Table AL-4.3 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	AL-4.3		
c.	Fencing materials shall be subject to the requirements in §8951.c.i-v:			
c.i	Landscaped or landscaped with post hedges shall be setback 18 inches from property line.			
c.ii	Split Rail, Post, stone and brick may be painted or have a natural finish.			
c.iii	Picket, metal and stucco fencing materials should have a painted finish.			
c.iv	All Fencing shall not exceed 6 feet in height.			
c.v	Combined Fencing materials shall have heavier materials below the upper lighter materials.			
	8952 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscape Reference 8970)			
a.	The first Lot Layer should not be paved, with the exclusion of Driveways as specified in §8951.c and walkways leading to Principal Entrances.	§8951.c		
b.	Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table AL-6.4 for Canopy Tree species and characteristics.	AL-6.4		
c.	Parking and landscaped areas shall utilize §8946 stormwater paving, channeling, storage, and filtration techniques.	§8946		
d.	Shrubs should be of medium sized, low creeping variety and shall include a specific list of species as recommended by the Alpine DRB.			



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ALPINE VILLAGE CIVIC (AL-CD) DISTRICT				
The AL-CD Civic District consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking uses that serve as necessary components of any community's Village Core and Main Street.				
AL-CD CIVIC DISTRICT		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8961 Building and Land Use				
a.	Permitted Uses for Lots designated as CD are listed on Table AL-5.0.	AL-5.0		
b.	If the current Civic District, a Post Office, is ever replaced for Private Development purposes, §8940 AL-V2 Edge District development standards shall apply.	§8940		
8962 Signage				
a.	All signage shall be allowed by Exception			
8963 Landscape				
a.	Parking and landscaped areas shall utilize §8965 stormwater paving, channeling, storage and filtration techniques.	§8965		
8964 Civic Space				
a.	Civic Spaces shall be designed as generally described on Table AL-5.1 and are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	AL-5.1		
b.	Civic Space types shall be determined to be appropriate according to the highest abutting AL-V District as indicated on Table AL-5.0.	AL-5.0		
8965 Storm Water Management				
a.	Pervious Paving materials should be used where possible for Civic Spaces, Driveways, and Parking Lots.			
b.	Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, and Pervious Asphalt or Concrete.			
c.	Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.			
d.	Channeling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch			
e.	Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater to the natural drainage creek.			



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	AL-CD CIVIC DISTRICT			
	8965 Storm Water Management			
f.	Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.			
g.	Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).			
h.	Filtration facilities shall be limited to Purification Biotope, Vegetative Purification Bed, Bi-Retention Swale, Rain Garden, and Green Roof(s).			
	8966 Building Design Standards (From Building Base to Roof)			
a.	Civic Buildings shall be permitted by Exception.			

PUBLIC REALM: THOROUGHFARE DESIGN STANDARDS				
		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	PUBLIC REALM: THOROUGHFARE DESIGN STANDARDS			
	8971 General Intent			
a.	Thoroughfares shall be designed according to their classification type as specified County of San Diego Public Road Standards in conformance with the General Plan Mobility Element.			
b.	Thoroughfares shall consist of Roadway (curb-to-curb) and Public Frontage (property line to curb).			
c.	The San Diego County Department of Public Works (DPW) is not responsible for all construction of all public Right-of-Way within Thoroughfares. Private development shall make frontage and/or off-site improvements. Once improvements are accepted by the County, then the frontage and/or off-site improvements shall be maintained by DPW.			
d.	Roadways and Thoroughfares will be designed to meet roadway safety and operation standards.			
	8972 Travel Way			
a.	DPW shall be responsible for the maintenance of the Travel lanes to include curb and gutter, on-street parking spaces, bike lane facilities, travel lanes and turning lanes within the public Right-of-Way.			



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	PUBLIC REALM: THOROUGHFARE DESIGN STANDARDS	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	8973 Public Frontage			
a.	Public Frontage for each Thoroughfare type shall be designed according to abutting zoning district(s) as specified on Map AL-5.	AL-5		
b.	Public Frontage includes the requirements in §8973.b.i-ii:			
b.i	The Furnishing Zone provided to accommodate Street Trees, Public Infrastructure and Public Furniture.			
b.ii	The Walkway provided for pedestrians.			
c.	For planting within the Furnishing Zone, permitted species of Street Trees are listed on Table AL-6.4.	AL-6.4		
d.	Street Trees shall be planted in a regularly-spaced Allee pattern as illustrated on Table AL-6.5. The prescribed Planting Technique, sequence, and spacing of Street Trees are specified for each Thoroughfare type on Tables AL-6.1, AL-6.2, and AL-6.3. The spacing of Street Trees may be adjusted by Exception to accommodate specific site conditions.	AL-6.1 AL-6.2 AL-6.3 AL-5		
e.	When planted, Street Trees shall be a minimum height of ten (10) feet and / or two (2) inches in caliper.			
f.	A minimum 25 sq. ft. open soil area shall be left around each Street Tree, centered at the tree trunk with a Tree Grate (Table AL-6.5.i). Mulch shall be applied to the open soil area to a minimum depth of three (3) inches.	AL-6.5		
g.	Crosswalks are designed to increase in visual contrast based on the potential conflict caused between the vehicular capacity of a Thoroughfare and the number of pedestrians crossing the street and shall be designed as illustrated on Table AL-6.8. Required Crosswalk types are specified for each Thoroughfare type on Tables AL-6.1, AL-6.2, and AL-6.3.	AL-6.1 AL-6.2 AL-6.3		
h.	A minimum of 25 sq. ft., 5' x 5', of tree grate covered areas shall be placed around each Street Tree on Alpine Boulevard.			
i.	Street Lights shall only be allowed along Alpine Boulevard and at Alpine Boulevard intersections (See Table AL-6.8) to comply with County of San Diego Dark Sky policies.	AL-6.8		
j.	Public hitching posts, for equestrian activities, shall be allowed on all public Pathways.			
k.	Crosswalks shall have a minimum width of 10 feet and shall be aligned on center with the Walkways of the Public Frontage which they connect as illustrated by Table AL-6.8.	AL-6.8		
l.	At two T Intersections less than 60 feet apart, Crosswalks shall be located as illustrated on Table AL-6.7.	AL-6.7		
m.	Street Lighting shall be irregularly-spaced to emphasize dark skies and decorative for visual interest as illustrated on Table AL-6.8.	AL-6.8		
n.	Transit Stops shall have a minimum of a shelter, seating, a visible schedule and orientation signage.			
o.	Transit Stops should be attractive, safe, and located in convenient places in which to wait for a transit vehicle.			



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	PUBLIC REALM: THOROUGHFARE DESIGN STANDARDS	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	8974 Private Frontage Development Improvement requirements			
a.	Construction improvements expected by private development (Based on 2013 cost estimates for 50-foot wide Lots on avg.) comply with requirements in §8974.a.i-viii:			
a.i	Street trees: One (1) Tree per every 30 linear feet on center (average) or 1 per every 50 linear feet Lot Bay (\$1,000).			
a.ii	Public Furniture: One (1) Street Light every 50-feet on center only on Lots abutting Main Street Frontage Line (\$3,500).			
a.iii	Furnishing Zone: 5 - 15 feet wide (10-feet on average) Landscape, ground cover and shrubs (\$1,250).			
a.iv	Walkway: 5 - 8 feet wide along the Primary and Secondary frontage of Lots in AL-V1 and AL-V2 (\$7,500).			
a.vi	Curb/Gutter pan: 1 foot wide for 50 feet Lot width, along Public Frontage Line abutting Main Street Frontage Line (\$1,250).			
a.vii	Bicycle Facilities: 1 facility (bicycle storage) on any project over 150 feet in length as measured only on Lots abutting Main Street Frontage Line (\$2,500 each).			
a.viii.	Time Line: DPW Final Map requirements should be made by 30 days of application approval by Director.			
b.	Fees Schedule: Reserved (TBD)			



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Applicant hereby agrees to comply with the applicable design review checklist standards and all applicable Federal, State, and Local laws and regulations for the life of the project, or until modified by a subsequent development approval.

Applicant

Date

The Alpine Community Planning Group hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Alpine Planning Group

Date

The Alpine Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Alpine Design Review Board

Date

Project and Property Owner Information:

APN: _____ **Project Address:** _____

Owner's Name: _____ **E-mail:** _____ **Phone:** _____

Owner's Mailing Address: _____

Agent's Name: _____ **E-mail:** _____ **Phone:** _____

(If applicable)

Agent's Mailing Address: _____

Brief description of the project: _____



*County of San Diego – Alpine Village Core Form-Based Code
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