

Ramona Village Center Form-Based Code

July 2023



PART EIGHT: 8700 *Ramona Village Center Regulations*

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Ramona Village Center Regulations | July 2023

Acknowledgements

County of San Diego

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California Department of Transportation

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ADOPTED: County Board of Supervisors

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8701 General Provisions

The Ramona Village Center Regulations apply to the area identified in the Ramona Community Plan as the Village Center and are intended to preserve and promote the character of Ramona 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 established equestrian and agricultural character of Ramona while promoting the economic development of the Ramona Village Center. The following General Provisions shall apply to the Ramona Village Center Regulations:

- a. Where the provisions of a section of the San Diego County Zoning Ordinance (ZO) are in conflict with the requirements of this section, or is not mentioned in these sections, including non-conforming uses, then the ZO 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 and Definitions Section 8860 shall take precedence over definitions of the same term elsewhere in the ZO. If the term is not defined in these Sections, the ZO is the precedent.
- 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 rational as to why its standards or specifics were not followed.
- e. The Ramona Village Center regulations will complete reviews every two years to provide on-going clarification and address Code discrepancies discovered during implementation of the Ramona Village Center regulations.
- f. Where provisions of a section of the San Diego Best Management Practice Design Manual (BMP) are in conflict with requirements of this section, then the BMP Design Manual shall apply.

8702 Permitted Uses Determine Site Plan Process

- a. A Site Plan permit is necessary to determine ZO conformance for San Diego County Department of Public Works to construct public thoroughfares, Department of General Services, and Department of Parks and Recreation to construct public Civic Spaces within the Ramona Village Center.
- b. A Site Plan permit is necessary to entitle new Land Uses on private Lots, owned by private land owner(s) or representatives of land owner(s), through either a ministerial or a discretionary review process within the Ramona Village Center.
- c. A Ministerial Site Plan permit is necessary to determine Design Standard conformance for any new building construction, Lot Subdivision, and/or a significant remodel 120 square feet or more of an existing building.
- d. The Site Plan process, "by Right," "Administrative Permit," and/or "Major/Minor Use Permit," is determined by the proposed single or combination of Land Uses listed on Tables 2.0, 3.0, 4.0, 5.0 and 6.0 PERMITTED USE TYPES.
- e. Permitted Uses for Lots and buildings are listed on Table(s) 2.0 - 6.0 PERMITTED USE TYPES.
 - i. Uses permitted "by Right" are permitted without the requirement for a discretionary use permit.
 - ii. Uses permitted "by Administrative Permit" require the submission and approval of a Administrative Permit application subject to the regulations of §7050-7099 ADMINISTRATIVE PERMIT PROCEDURE of the ZO.
 - iii. Uses permitted "by Minor Use Permit" require the submission and approval of a Minor Use Permit application subject to the regulations of §7350-7399 USE PERMIT PROCEDURE of the ZO.
 - iv. Uses permitted "by Major Use Permit" require the submission and approval of a Major Use Permit application subject to the regulations of §7350-7399 USE PERMIT PROCEDURE of the ZO.

8703 Site Plan Permit 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 ZO unless an Exception to the site plan is granted.
- 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 §5750-5799 COMMUNITY DESIGN REVIEW AREA REGULATIONS and the §7150-7199 SITE PLAN REVIEW PROCEDURES of the ZO.
 - i. One (1) Site Plan submittal map shall include the proposed Lots and Building(s) to-scale and centered in plan view with all surrounding property lines, easements, thoroughfares, building footprints, and primary building frontages that illustrate primary building entrances for 300 feet.

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- ii. One (1) Site Plan submittal map shall include a to-scale colored elevation graphic and color boards 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. Landscape plans shall include stormwater management measures.
- d. An existing building that does not conform to the provisions of this Section is considered non-conforming and may be continued in such Land Use until a structural modification, remodel or change of more than 120 square feet and/or Site Plan Permit is requested, at which time the provisions of this Section shall apply.

8704 Site Plan Permit Exceptions

The Director under any of the following circumstances may grant an Exemption from the Site Plan Permit requirement of §8702:

- a. Existing Permit Exemption. All of the purposes and requirements of the Site Plan permit process have been fulfilled by an existing approved discretionary permit.
- b. Concurrent Permit Exemption. All of the purposes and requirements of the Site Plan permit process will be fulfilled by a concurrent discretionary permit which will be reviewed by the Ramona Design Review Board (RDRB).
- c. Minor Project Exemption. The Director determines that a proposed project is minor in nature, as defined in §5757(a)(3), and §7156(b) of the ZO, and that subjecting it to the Site Plan review process would not materially contribute to the attainment of the community design objectives and guidelines as set forth in this Section.
- d. Design Review Checklist Exemption. The Director determines that the project complies with the standards set forth in the Design Review Checklist. In making a decision on such Site Plan permit exemption, pursuant to ZO Section 5757(a)(4), due consideration shall be given to the recommendation of the RDRB. Such recommendation shall be in writing, signed by the Chairperson and shall be accompanied by a copy of the Ramona Village Center Form Based Code Checklist and stamped project plans upon which the recommendation was based.
- e. A request for a Site Plan permit(s) exemption based on compliance with subsection §8704(d) shall be transmitted by the Director to the RDRB. If the Director does not receive an RDRB recommendation within 45 working days, such as an approval, denial, or reasonable time extension request, following the RDRB's initial application submission the Director may make a decision without the RCPG's recommendation.
- f. No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans, beyond the allowances of §7609 of the ZO. Minor Deviations pertinent to the Ramona Village Center Regulations, such as materials, colors, architectural details, landscaping, stormwater design, and site design, shall be permitted without prior recommendation of the appropriate RCPG, RDRB, and approval of the Director.
- g. Signage procedure requirements shall be exempt from a Minor Deviation §7609 of the ZO.
- h. Outdoor Patios, Condominium Conversions that do not change property lines, and Tenant Improvements of existing buildings proposing less than 120 square feet of structure modification, remodel or change are exempt from Site Plan Permits requirements.

8705 Exceptions

An Exception to the requirements of this Section may be granted in the following manner:

- a. A request for Exception shall only be permitted as specifically indicated in this Section.
- b. An exception to the requirements of this section may only be processed in conjunction with a Site Plan permit subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the ZO as part of the Site Plan permit application, the applicant shall provide the following:
 - i. Specific Exception(s) requested to include a citation from this Section as to why the Exception is being sought.
 - ii. Maps, text, drawings, and/or statistical data related to the requested Exception(s).
- c. No Exception shall be approved unless the PDS finds the approval would:
 - i. Be consistent with §8711 General Intent and §8715, 8717, and 8719 Sub-Districts Intent(s).
 - ii. Be consistent with the goals, objectives, and policies of the Ramon Community Plan.
 - iii. And be consistent with the goals, objectives, and policies of the San Diego County General Plan.
- d. Any decision regarding an approval or denial of Exception shall state, in writing, the reasons for the approval or denial.
- e. If the Planning Director denies any requested Exception, the applicant may appeal the decision to the Planning Commission

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subject to the regulations of §7200-7249 ADMINISTRATIVE APPEAL PROCEDURE of the ZO.

8706 Pre-Submittal Sequence to Determine Private Development Application Entitlement Process

The following steps are general steps for a potential applicant to following prior to applying for a development permit in the Ramona Village Center (RM-V) Area:

- a. The Site Plan application process is only for new or amended Land Uses and related new Building(s) construction and/or Significant Building(s) Remodel (§8702.c.). Existing Land Uses and Buildings are allowed to operate “by Right” and without Site Plan review (§8702.d.).
- b. Identify the project area’s location in the Ramona Village Center Sub-Area(s) (Map 1), Colonnade, Paseo, and Old Town (§8170), the proposed project is located within, and;
- c. Locate the project’s development regulations in the Sub-Area(s) RM-V Zoning Districts (Map 2) V1-Natural, V2-Rural, V3-Edge, V4-General, V5-Center: Tables (§8730-8810), and;
- d. Identify the existing and proposed Permitted Land Uses (Tables 2.0, 3.0, 4.0, 5.0, 6.0) to determine the necessary development application process, such as “by-Right” Ministerial process, Major/Minor Use Permit, and/or Variance process. This is a key decision point for the applicant prior to submission of a formal Site Plan process application.
- e. Determine the project’s Parking Requirements (Tables 2.1/2.2 - 6.1/6.2) per the Land Uses (Table 2.0 - 6.0) and Sub-Area Zoning Districts, and;
- f. Calculate if the Lot’s Parking Requirements per the proposed Land Use meet requirements within the Sub-Area intent and Development Standards (§8730 - 8810), and;
- g. Calculate if the proposed project’s Parking Requirements fit within the Lot’s RM-V Zoning District development standards. This calculation of Parking Requirements in relationship to the Lot’s Development Standards (refer to Lot Layers, Setbacks, and Access) parking area will determine if the proposed development project is in conformance and eligible for a Design Review Checklist Exemption decision-making process.
- h. Determine if the project needs an “Administrative Permit” or “Major/Minor” permit due to the proposed Land Use and/or an Exception determination to Parking Requirement in relationship to the Lot size constraints, then the project must proceed with a Discretionary process defined by ZO section §7150-7199 SITE PLAN REVIEW PROCEDURES. This is a key decision point for the applicant prior to submission of a formal Site Plan process application.
- i. Prior to a formal submittal, an applicant is highly encouraged to arrange a Preliminary Review meeting with the RCPG to review Sub-Area requirements (reviewing §8100 only and §8700 - 8800 if a County entity is making an application), RDRB (reviewing §8200 - 8600 only), and County PDS staff (entire code) in order to clearly understand expectations for new projects in Ramona’s Village Center.
- j. It is expected that during an applicant’s initial due diligence and after Pre-Application meetings, the proposed project design may be modified in order to qualify for the Site Plan Ministerial process, and;
- k. Review and calculate the Thoroughfare (Map 8) §8850 to understand the public frontage improvement requirements, such as street trees, street lights, sidewalks, landscape strip, and bike facilities that will apply to the project’s development impact fees as required by San Diego County Public Works, and;
- l. Once the permitting process for the propose project is determined by the applicant, the applicant shall submit completed application forms, plans and fees as required by §8703 to the San Diego County PDS ZO division to initiate the Ramona Village Center Site Plan process.

8708 Design Review Checklist Exemption Process

STEP ONE PRE-APPLICATION MEETING: Initial project review with County and Community is recommended.

Authority:

1. Department of Planning and Development Services (PDS) Zoning Intake Staff
2. Ramona Community Planning Group (RCPG) and Ramona Design Review Board (RDRB)

Actions

1. The Planning and Department (PDS) provides guidance for application.
2. RCPG and its Sub-Committees provides guidance for application Preliminary Review.
3. RDRB provides guidance for application design conformance recommendations.

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Timetable: 30 days of applicant making appointment with PDS and RCPG and RDRB.

Item Granted: Submit Site Plan Application Step 1.

STEP TWO: Site Application Submittal.

Authority: Department of Planning and Development Services.

Actions:

1. PDS reviews site plan application and checklist for completeness of;
2. If complete, PDS forwards the site plan application and checklist to the RCPG for recommendations on §8700 and RDRB for recommendations on §8700, 8850

Timetable: 10 working days after receipt of completed application and fees.

Items Granted: PDS forwards applications and checklists to RCPG and RDRB for Step 3 Review.

STEP THREE: Community Planning Group and Design Review Board Review.

Authority: RCPG and RDRB.

Actions: Review of site plan(s), checklist(s) with recommendations for approval/denial or time extension forwarded to the Director

Timetable:

1. 45 working days of receipt of the application from the PDS.
2. If no recommendation is forwarded to the Director within 45 working days, the Director may proceed with Step 3 without the recommendation of the Community Board.

Item Granted: Recommendations for approval or denial.

STEP FOUR: Final Site Plan Review

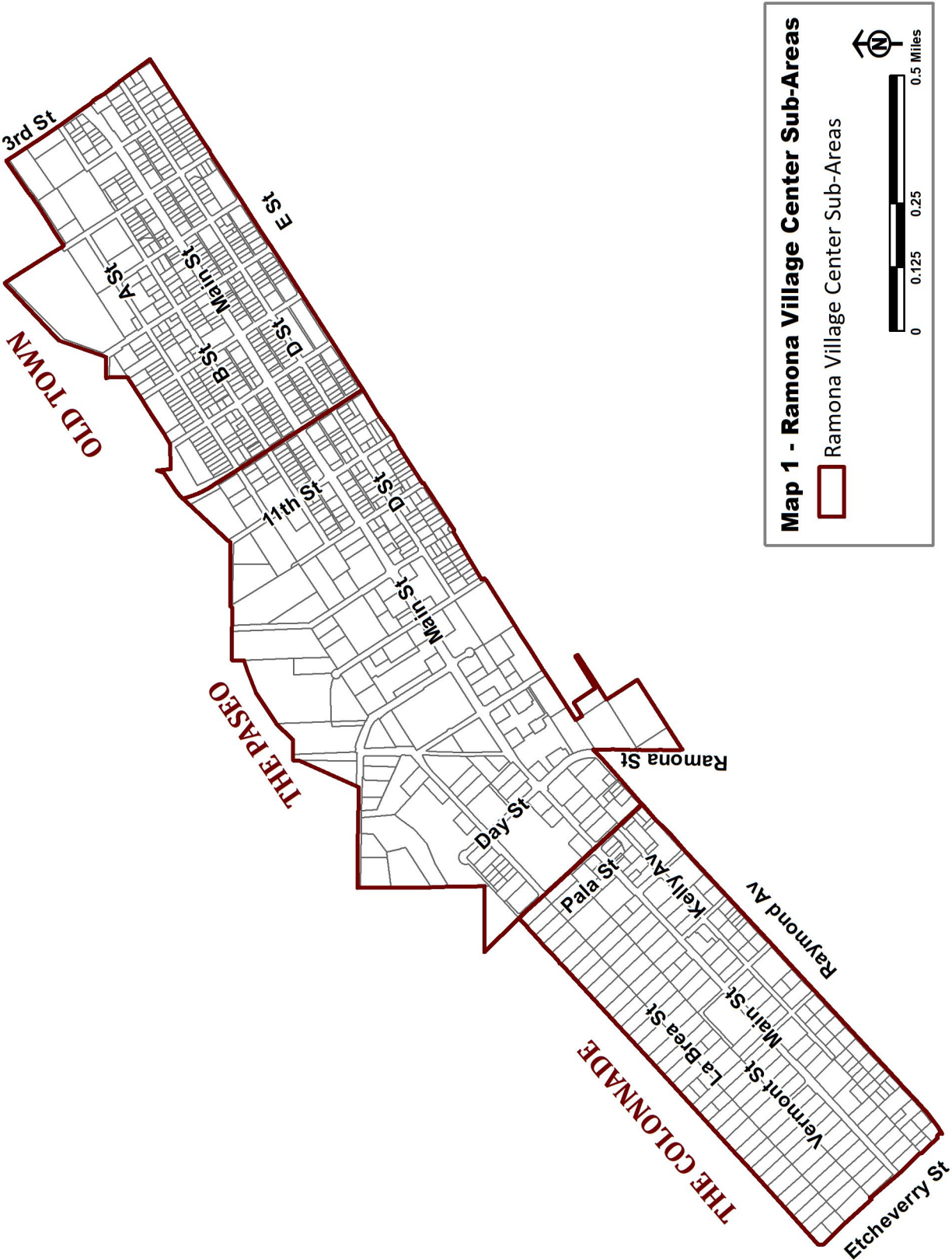
Authority: Planning and Development Services

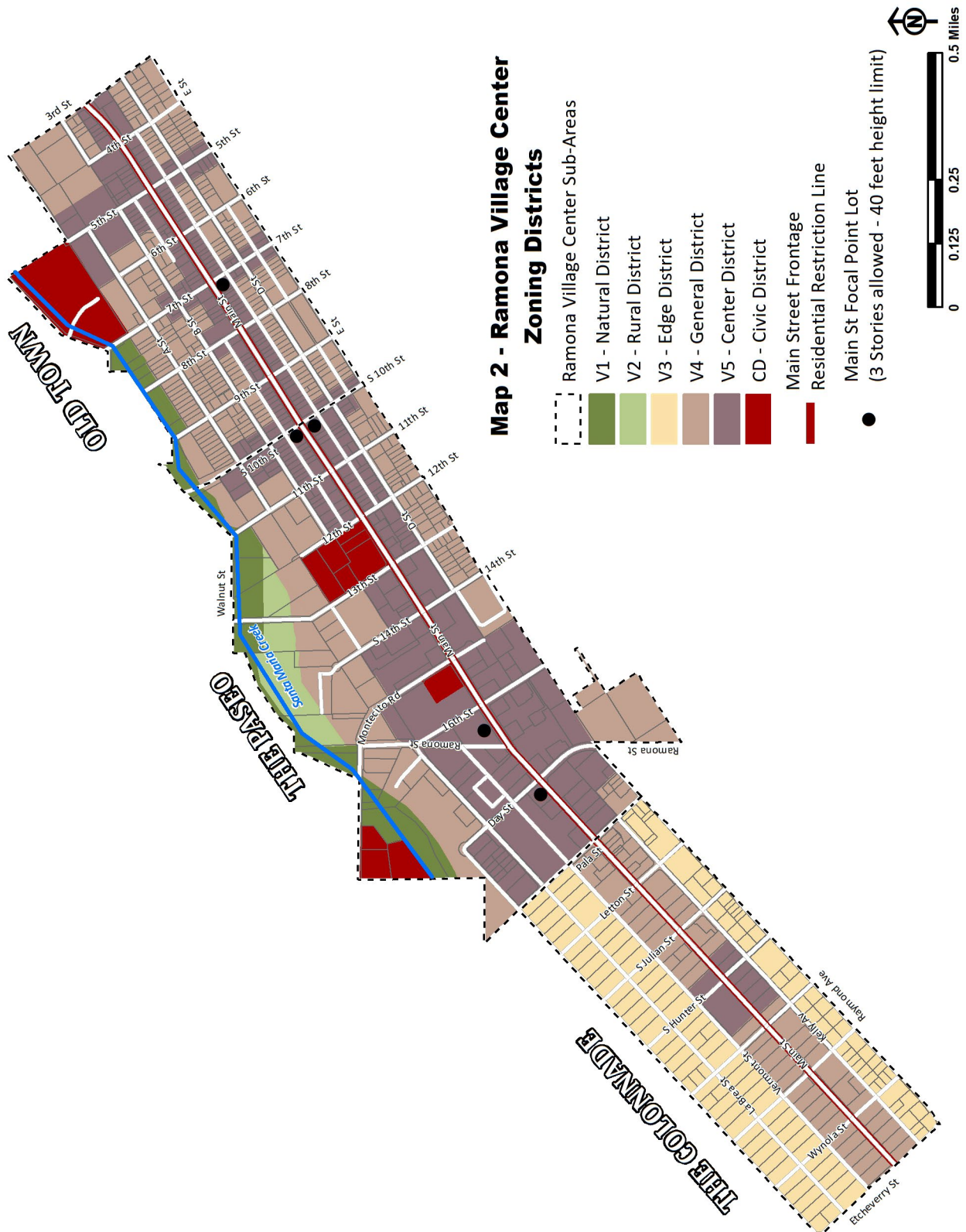
Actions:

1. The Director shall consider any report and recommendation from the RCPG and RDRB.
2. Director shall consider site plan application subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the ZO
3. After review the Director may:
 - i. Approve the site plan
 - ii. Require changes or modifications for approval
 - iii. Deny the ministerial site plan which then requires discretionary review

Timetable: 30 working days. Required changes or modifications shall be re-submitted to Planning Director within 30 working days.

Items Granted: Grant or Deny a Ministerial, Site Plan, Use or Building Permit. A Design Review Checklist approval cannot be appealed.





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(Amended by Ord. No. 10594 (N.S.) adopted 2-27-19)

PART EIGHT: 8710 *Sub-Area General Standards*

8710 Sub-Area General Standards

8711 General Intent

8713 Sub-Areas

Map 3 - Colonnade Zoning District Map

8715 Colonnade Sub-Area Intent

Table 1.0 Colonnade Design Standards - Access

Table 1.1 Colonnade Design Standards - Buildings

Map 4 Paseo Zoning District Map

8717 Paseo Sub-Area Intent

Table 1.2 Paseo Design Standards - Access

Table 1.3 Paseo Design Standards - Buildings

Map 5 Old Town Zoning District Map

8719 Old Town Sub-Area Intent

Table 1.4 Old Town Design Standards - Access

Table 1.5 Old Town Design Standards - Buildings

8720 Zoning District

8721 Lots in Multiple Zoning Districts

Table 1.6 Zoning Districts Illustrated

8723 Lot

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8725 Building Placement

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8727 Building Height

Table 1.9 Building Height Illustrated

8729 Private Frontages

Table 1.10 Private Frontages

PART EIGHT: 8710 Sub-Area General Standards

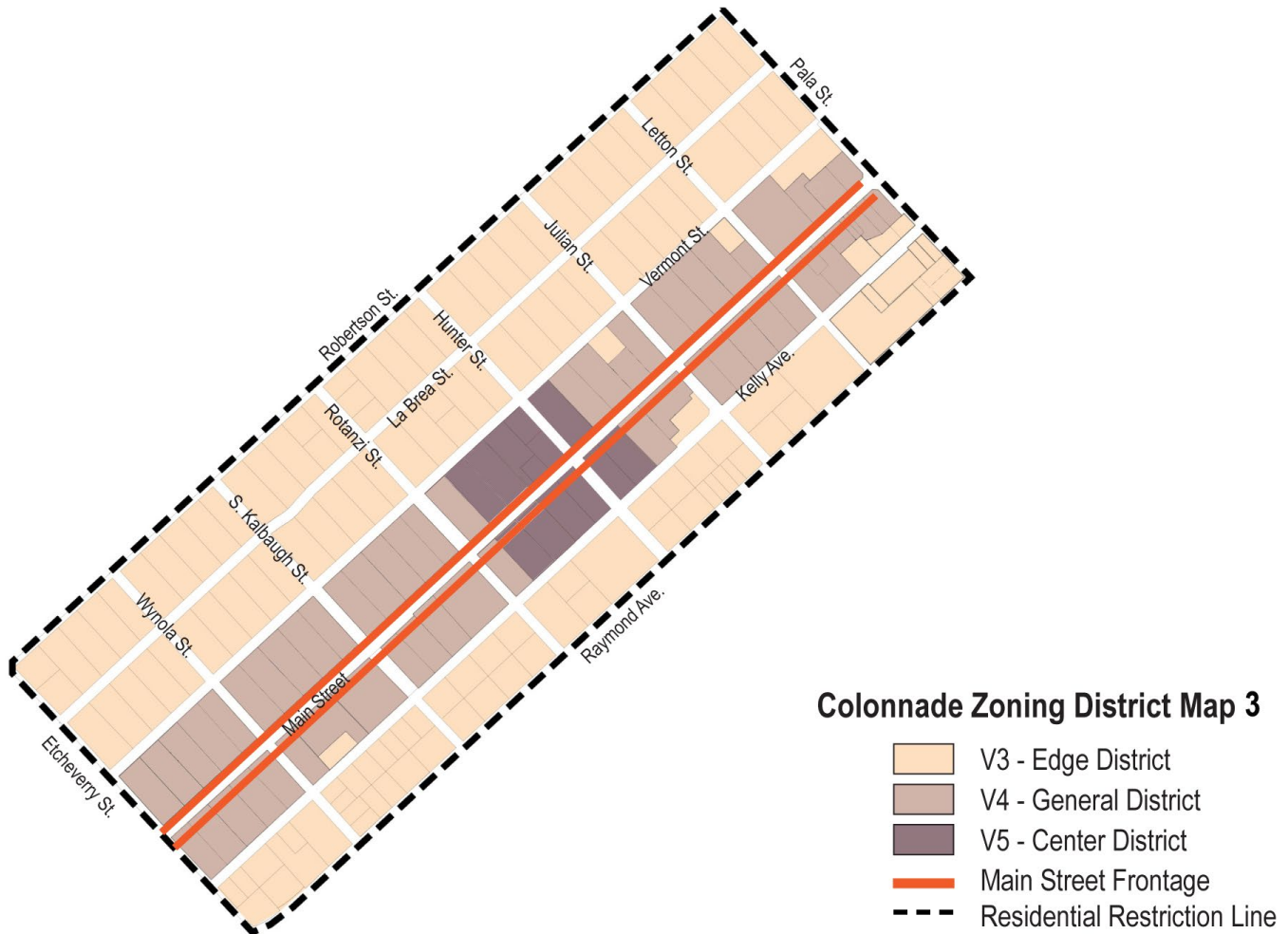
8711 General Intent

- a. Regulations on land and buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- b. Ramona Village Center design standards for Sub-Areas, RM-Zone Districts, Thoroughfares and Civic Spaces are coordinated to establish distinctive physical environments at the scale of the lot, block, street, and neighborhood.
- c. Distinct physical environments provide meaningful choices in living, working, shopping and recreating for citizens with differing physical, social, and emotional needs.
- d. Ramona RM-Zone Districts control physical development at the scale of the lot, coordinating the form and intensity.
- e. Access to daily needs within close proximity to dwellings is provided by permitting a mixture of land uses within each Ramona Village Center Sub-Area and individual buildings so that residents may choose to live, work, shop, and recreate within walking distance of their home.
- f. Thoroughfares contribute to the health, safety, and general welfare of citizens. Design conflicts between vehicular and pedestrian movement shall be decided in favor of both pedestrians and equestrians.
- g. Coordinate a network of inter-connected trails and pathways for pedestrians, equestrians, bikers, and hikers throughout the greater Ramona region and Village Center. A connected network of Trails and pathways along Santa Maria Creek and within existing and new streets is of great interest to the community as a whole.

8713 Sub-Areas

- a. The following Sub-Areas are established under the provisions of this Section:
 - i. The Colonnade is centered on Main Street between Etcheverry Street and Pala Street. The name references the colonnade of tall Eucalyptus trees along Main Street that creates the character defining experience of arriving in Ramona. The development pattern in this area is newer to the area with freestanding rural buildings that are commercial along Main Street with single-family residences to the north and south of Main Street. Etcheverry Street is planned to accommodate for a trail and/or pathway.
 - ii. The Paseo is located at the 'bend' of the road along Main Street between Pala Street and Highway 78/10th Street to the east. The Paseo is a reference to the need for connectivity between the established neighborhoods to the south and Santa Maria Creek to the north. It is intended to be the Civic core to include the Post Office, Sheriff Station, Courts, Library and parks. Also intended to be the Commercial core, the private development pattern in this area consists of both freestanding and attached commercial centers and under-developed lots located along Main Street. Attached multi-family housing units are to be located along Main Street. All new development proposals should demonstrate consideration for positive influences of the neighboring properties and made a diligent effort to build within the Paseo towards historical Main Street patterns existing in the Old Town Sub-Area. Note that Montecito Road, 14th Street, 13th Street/Maple Street, 10th Street/Pine, Walnut Street and the Santa Maria Creek Greenway are planned to accommodate for a trail and/or pathway.
 - iii. The Old Town is centered on Main Street between 10th Street and 3rd Street to the east. Historically, Ramona Town Center's oldest buildings are designated Historic or are eligible for designation on the National Register of Historic Places. Old Town was built with a traditional development pattern of interconnected blocks and streets with museums, Town Hall, and attached shops along Main Street. Freestanding and attached mixed-use residential building are located to the north and south of Main Street. Collier County Park is the area's oldest park and the Old Town has a respectable and memorable role in the history and development of San Diego County. This history is recorded in many of the built structures still remaining from Ramona's early years. New development should recognize, respect, preserve and be compatible with existing significant built elements of Ramona's history. Main Street, 10th Street, 7th Street, Main Street, 3rd Street and the Santa Maria Creek Greenway are all planned to accommodate for a trail and/or pathway.

PART EIGHT: 8710 Sub-Area General Standards



8715 Colonnade Sub-Area Intent

- The Colonnade Sub-Area shall preserve its grand row of mature Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-Way. Direct Highway access shall be limited to maintain tree colonnade.
- New development will assist in under-planting suitable replacement trees to assure that a tree canopy is maintained.
- The Colonnade Sub-Area development regulations are intended to maintain its current more rural detached building development patterns with commercial buildings along Main Street surrounded by single-family residential housing.
- The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Frontage types to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer (§8723)
- The Colonnade building height is limited to two (2) stories and 35 feet maximum height.
- The Colonnade Public Frontage intention:
 - A Type D Special Pathway is set back from Main Street in order to preserve the colonnade of eucalyptus trees along Highway 67 that allows for equestrian, biking and pedestrian access. Etchevery Street is proposed as a pathway per the Ramona Community Trails and Pathways Plan.
 - Only the RM-V5 area shall allow vehicles parked curbside on Main Street for adequate pedestrian movement.
 - Curb cuts should be eliminated and minimized to 1 per block in order to allow the continuity of the eucalyptus trees
 - Common Easement should be coordinated to provide access for building in order to maintain the colonnade, such as shared parking facilities and access lanes between mid-block parcels.
- All trails, pathways, parking areas and open spaces should allow for permeable surfaces.
- Public Art should be allowed on all private and public buildings and spaces.
- Development or rebuilding of one or two family dwelling on a single Lot and associated accessory structures located in the RM-V3 are exempted from the provision of the Ramona Village Center Plan (§8703)

PART EIGHT: 8710 Sub-Area General Standards

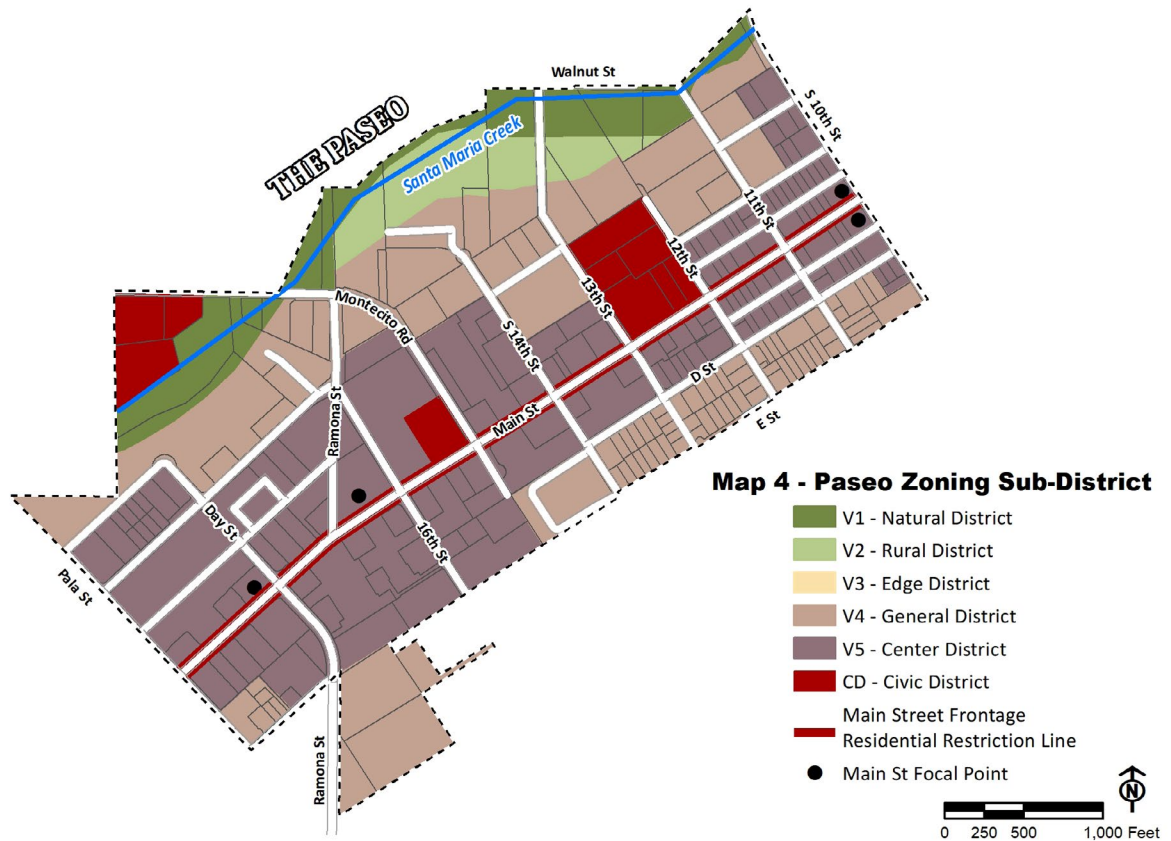
TABLE 1.0 COLONNADE SUB-AREA GENERAL DESIGN STANDARDS - ACCESS PATTERNS



TABLE 1.1 COLONNADE SUB-AREA GENERAL DESIGN STANDARDS - BUILDINGS

a. Building Character and Materials	b. Main Street Shared Parking Court and Freestanding Rural Building Access Patterns
<div data-bbox="219 1260 682 1932"><p>i. Lightest at Top: Metal, Clay Tile, Composite Tiles, Composite Shingles, and Exposed Beams.</p><p>ii. Lighter Middle: Metal, Wood, brick, Stone, Adobe, Stucco, Exposed Beams/Columns</p><p>iii. Heaviest at Base: Metal, Granite Block, Concrete, Brick, Heavy Timber/Beam</p></div> <p>Organize buildings and opens spaces between them to create detached rural buildings, outdoor spaces, transitions between indoors and outdoors, and focal points. This pattern will provide clear lanes for automobile and pedestrian access while minimizing the number of curb openings onto Main Street.</p>	<p>Organize buildings and opens spaces between them to create detached rural buildings, outdoor spaces, transitions between indoors and outdoors, and focal points. This pattern will provide clear lanes for automobile and pedestrian access while minimizing the number of curb openings onto Main Street.</p>
c. Building Patterns	d. Detail of Building Materials
<p>Single to Two Story (at Focal Points) Buildings with a variety of Roof Types and Cornice Lines that Conceal Roof Mounted Equipment.</p> <p>Windows and Doors Rhythm have Vertical or Square Proportions (simple division of 2 to 6 bays).</p> <p>Rhythm of Store Front Bays, Patios and Parking Areas have Horizontal Proportions (typical building frontage and lot widths are 25 to 50 feet).</p>	<p>Changing materials at corners make front materials look pasted-on. Heavier, more basic or more unadorned materials should occur below a horizontal joint, such as rough stone below brick or brick below wood siding. Traditional buildings become lighter and more adorned as they approach the sky. Vertical joints between different materials should occur only at inside corners except in rare instances that are appropriate to the building style. Material changes at outside corners are unnatural. This gives the entire building an aura of cheapness and shall not be permitted.</p>

PART EIGHT: 8710 Sub-Area General Standards



8717 Paseo Sub-Area Intent

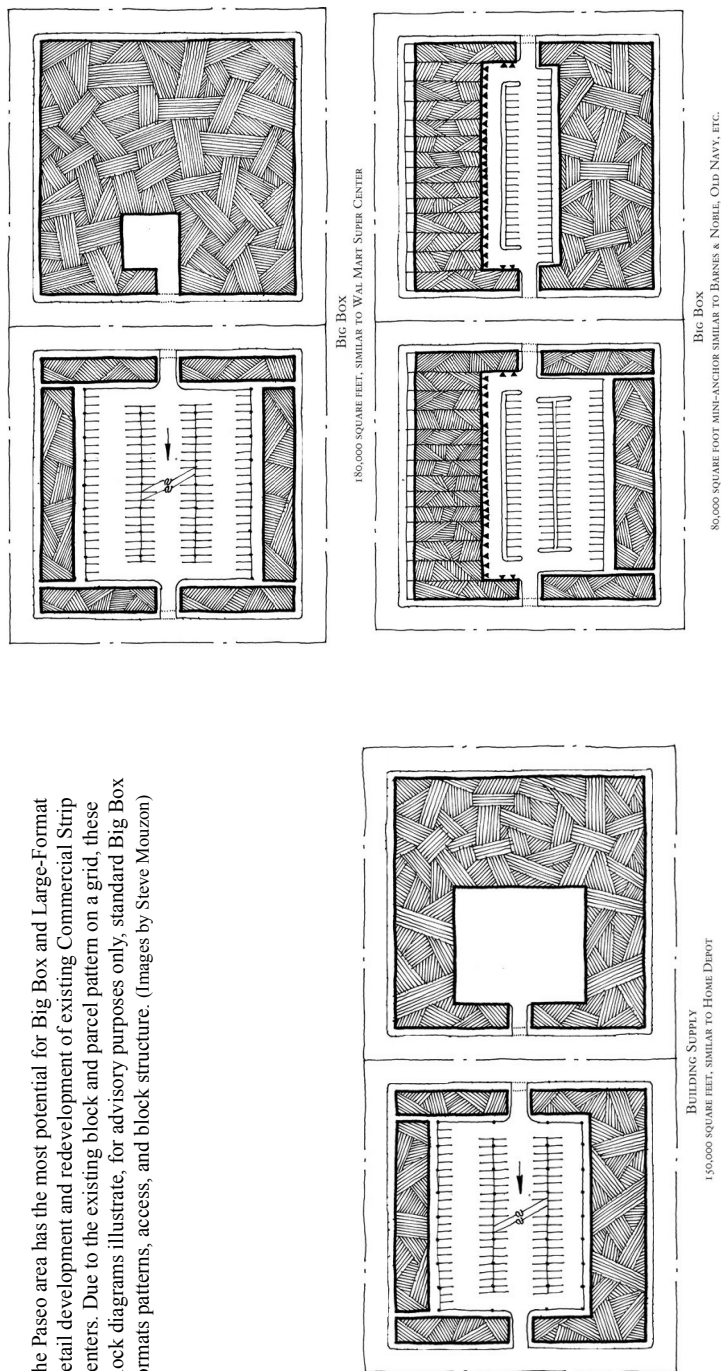
- The Paseo Sub-Area shall preserve Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-Way. Direct Highway access shall be limited to protect trees.
- The Paseo is intended to be the main development area in the Village Center.
- The Paseo is intended to link the Santa Maria Creek Greenway with Main Street and surrounding neighborhoods through new parks (see Public - Civic Standards), streetscapes, and trails (see Public - Thoroughfare Standards).
- With each new development, the current conventional suburban development pattern (commercial strip centers behind parking lots) is intended to transition into a contemporary Main Street with development patterns and character similar to the Old Town Sub-Area (attached multi-story buildings fronting onto Main Street).
- The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses building entrances to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer (§8723).
- The Main Street Focal Point is intended to allow for three (3) stories and 45-foot height limit at those specific Lots located on important Focal Point on Main Street. Everywhere else is limited to two (2) stories and 35 feet maximum height.
- Santa Maria Creek 100 year Flood Plain is defined by Zoning District RM-V1.
- Paseo Public Frontage intention:
 - Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.
 - The sidewalks should be sufficiently wide to allow for adequate pedestrian movement and allow for street furniture in the public frontage Furnishing Zone.
 - Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.
 - Streetlights and Signage to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics (§8741 and Table 2.7)
- A shared parking facility should be incorporated into large-scaled, over 15 acres, private development plans.
- Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceed 75 linear feet along the Main Street Frontage Residential Restriction Line.
- Allow for permeable pavements to be used in all parking areas, in combination with trees and other landscaping to provide storm water treatment.
- Public Art shall be allowed on all private and public buildings and spaces.

PART EIGHT: 8710 Sub-Area General Standards

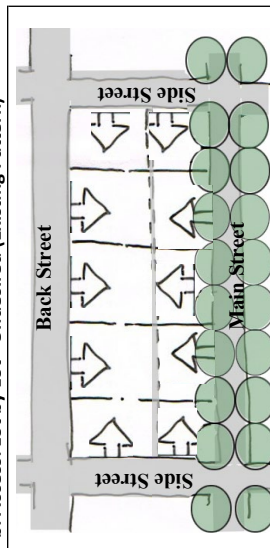
TABLE 1.2 PASEO SUB-AREA GENERAL DESIGN STANDARDS - ACCESS PATTERNS

a. Main Street Big Box Development Access Patterns (for Advisory Purposes)

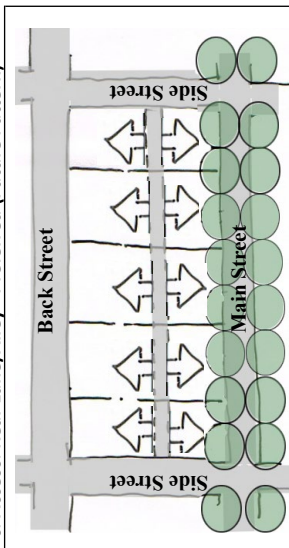
The Paseo area has the most potential for Big Box and Large-Format Retail development and redevelopment of existing Commercial Strip Centers. Due to the existing block and parcel pattern on a grid, these block diagrams illustrate, for advisory purposes only, standard Big Box formats patterns, access, and block structure. (Images by Steve Mouzon)



b. Access: Lot by Lot - Undesired (Existing Pattern)

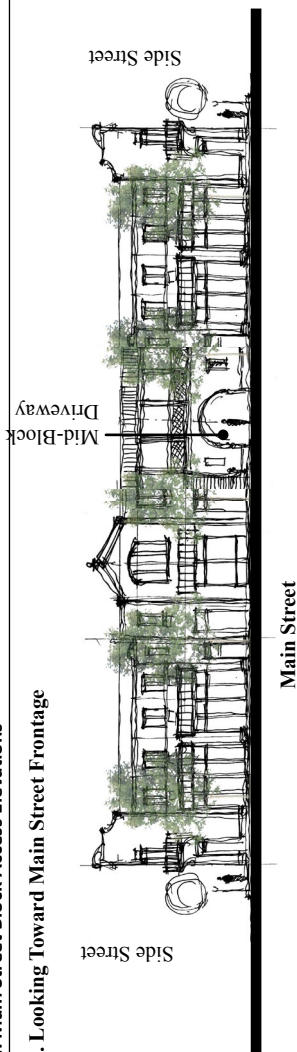


c. Access: Rear Lane/Alley - Preferred (Future Pattern)



d. Main Street Block Access Elevations

i. Looking Toward Main Street Frontage



ii. Looking Toward Side Street Frontage

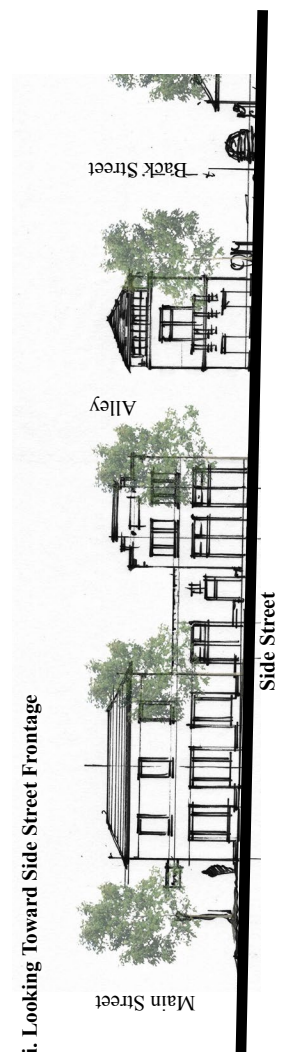
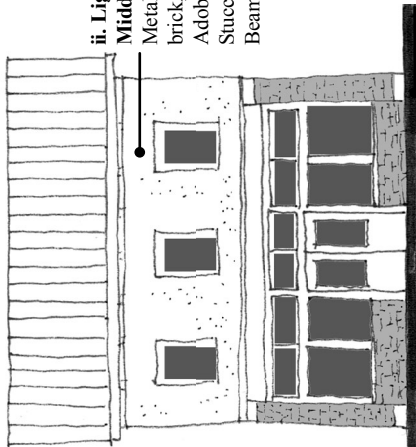


TABLE 1.3 PASEO SUB-AREA GENERAL DESIGN STANDARDS - BUILDINGS

b. Detail of Building Materials

a. Building Character, Materials, and Pattern

i. Lightest at Top: Metal, Clay Tile, Composite Tiles, Composite Shingles, and Exposed Beams.



ii. Lighter Middle:

Metal, Wood,
brick, Stone,
Adobe,
Stucco, Expos
Beams/Colum

Windows and Doors Rhythm have Vertical or Square Proportions (simple division of 2 to 6 bays).

iii. Heaviest at Base:

Metal, Granite Block, Concrete, Brick, and Heavy Timber/Beam

Single to Two Story (at Focal Points) Buildings
with a variety of Roof Types and Cornice Lines that
Conceal Roof Mounted Equipment.



Rhythm of Store Front Bays, Patios and Parking
 Areas have Horizontal Proportions (typical building frontage and lot widths are 25 to 50 feet).

Rhythm of Store Front Bays, Patios and Parking Areas have Horizontal Proportions (typical building frontage and lot widths are 25 to 50 feet).

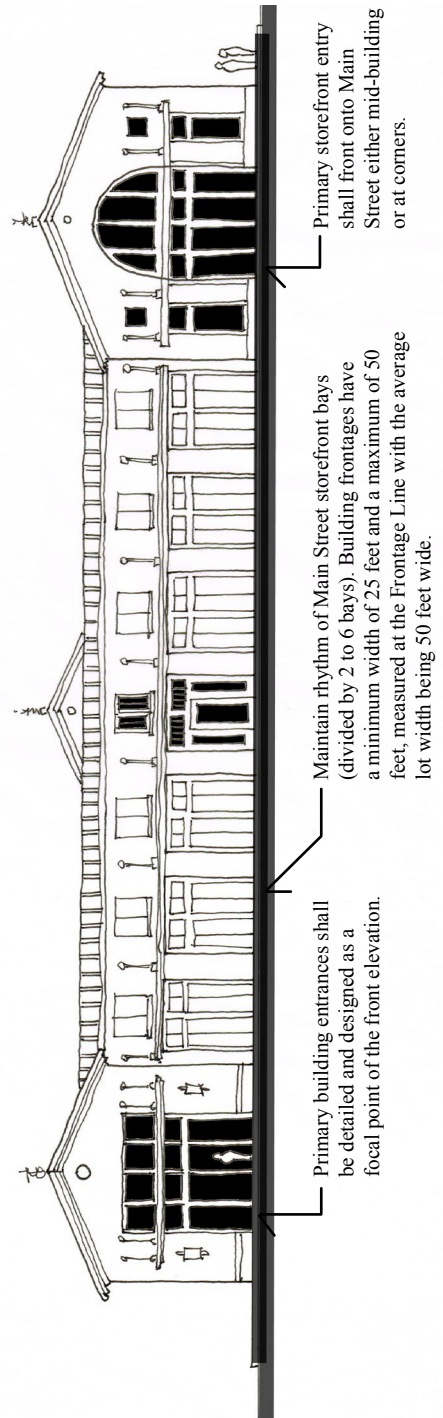
DO

DON'T

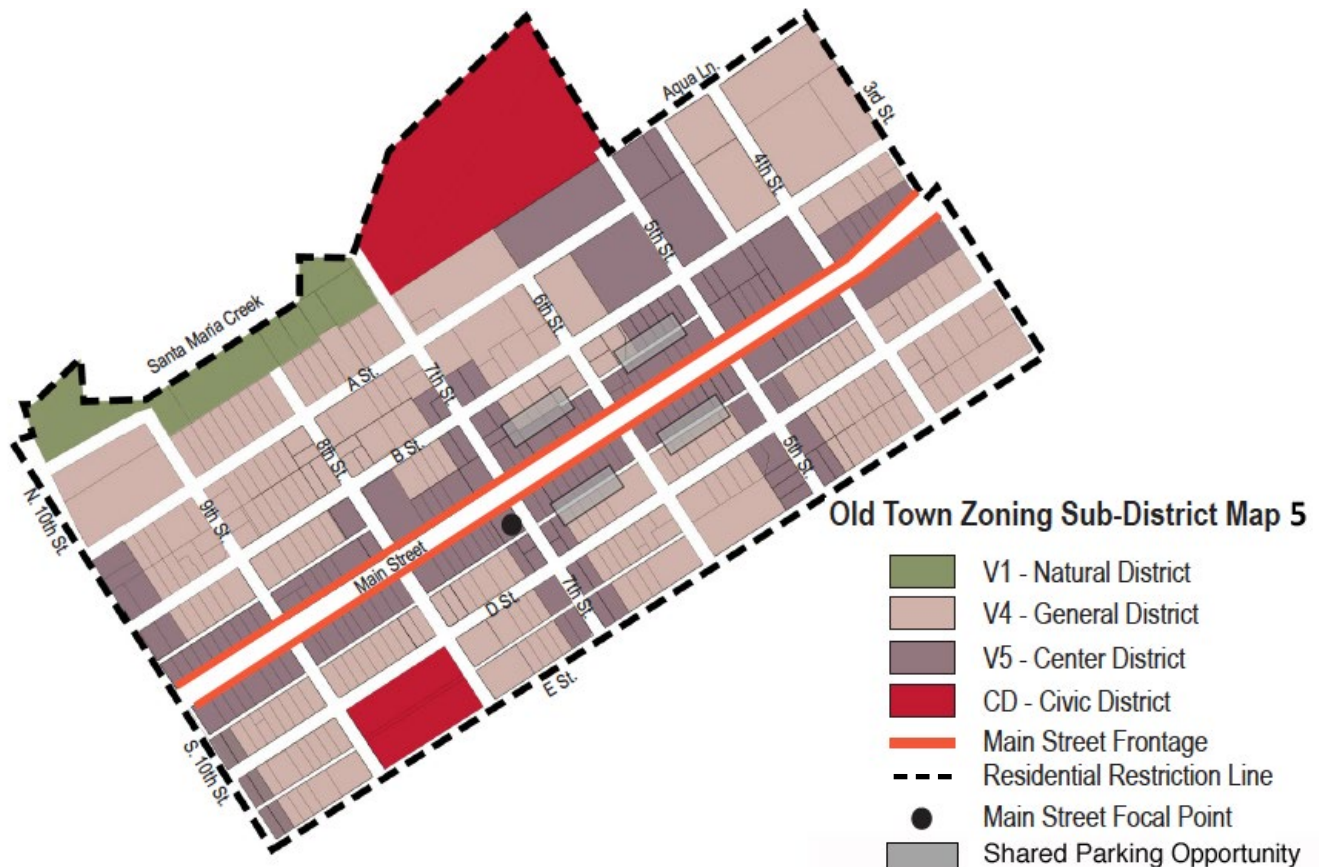
Changing materials at corners make front materials look pasted-on. Heavier, more basic or more unadorned materials should occur below a horizontal joint, such as rough stone below brick or brick below wood siding. Traditional buildings become lighter and more adorned as they approach the sky. Vertical joints between different materials should occur only at inside corners except in rare instances that are appropriate to the building style. Material changes at outside corners are unnatural. This gives the entire building an aura of cheapness and shall not be permitted.

c. Big Box or Large-Format Retail Building Character and Pattern

Ramona is a historical town with a distinctive sense of character, which is usually at odds with standard large-format retail practices of a building program of planned obsolescence and in-ability to reuse the new building for other uses, therefore they are frequently abandoned after 10 years or so. The town of Ramona requires new Big Box development proposals demonstrate that it has considered the positive influences of the neighboring historic properties and made a diligent effort to maintain and enhance historical Main Street patterns located in the Old Town Sub-Area. The Big Box building character shall balance the parking needs, due to being a regional shopping attraction, with other mobility needs, such as walking, biking, and transit. The buildings should front onto Ramona's Main Street in order to maintain the continuity of Main Street Village Center character.



PART EIGHT: 8710 Sub-Area General Standards



8719 Old Town Sub-Area Intent

- The Old Town Sub-Area shall preserve its grand row of mature Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-Way. Direct Highway access shall be limited to maintain tree colonnade.
- The Old Town Sub-Area is the historic center of Ramona and is intended to be preserved as a historically significant place as well as a commercially viable Village Center.
- The Old Town is intended to connect to Main Street and surrounding neighborhoods and Santa Maria Creek Greenway, Ramona Community Park and Collier County Park.
- With each new development, the current traditional development pattern (building fronting the street with parking in the rear of the Lot) shall be respected in order to preserve Main Street and the existing character of Old Town Ramona.
- The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses to front onto Main Street. All Residential Unit entries shall be accessed from the second and third Lot Layers (§8723).
- The Main Street Focal Point arrow is intended to allow for (3) stories and 45 feet maximum height limit at specific Lots located at key places along Main Street. Everywhere else is limited to (2) stories and 35 feet maximum height.
- The Santa Maria Creek 100 year Flood Plain is defined by Zoning District RM-V1.
- Old Town Public Frontage intention:
 - Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.
 - The sidewalks shall be sufficiently wide to allow for adequate pedestrian movement and allow for street furniture in public frontage Furnishing Zone.
 - Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.
 - Streetlights and Signage should be designated to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics (§8741 and Table 2.7)
- A Shared parking facilities should be incorporated into an Old Town Main Street Management program.
- Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceed 75 linear feet of linear length along the Main Street Frontage Line (§8723.a.).
- Allow for permeable pavements to be used in all parking areas, in combination with trees and other landscaping to provide storm water treatment.
- Public Art shall be allowed on all private and public buildings and spaces.

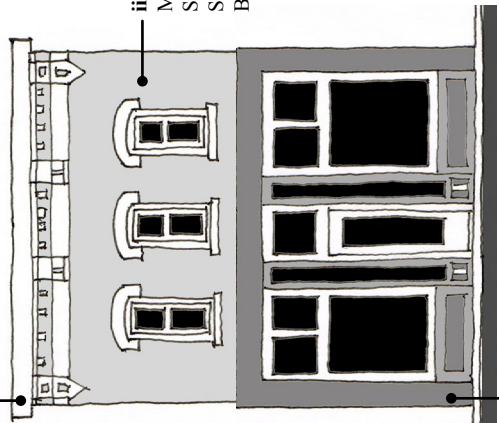

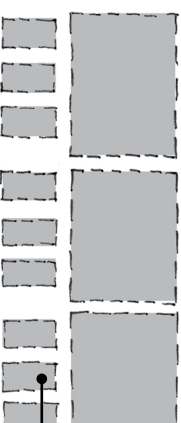
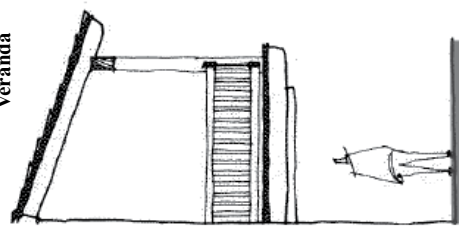
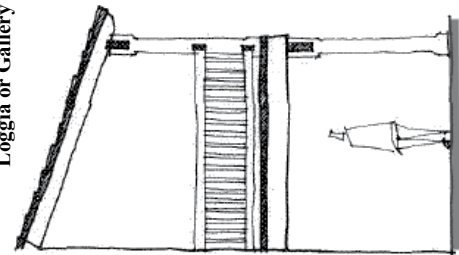
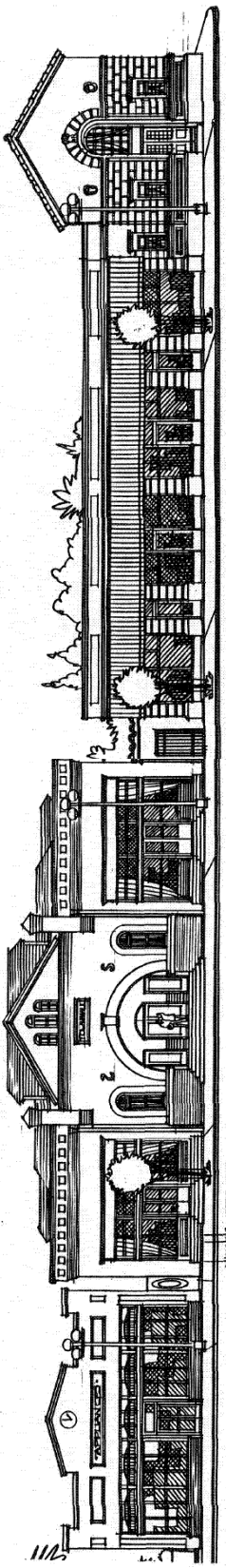
PART EIGHT: 8710 Sub-Area General Standards

TABLE 1.4 OLD TOWN SUB-AREA GENERAL DESIGN STANDARDS - ACCESS PATTERNS

b. Main Street Block Access Patterns Diagram	<div data-bbox="175 323 878 940"></div> <div data-bbox="899 323 1127 961"><p>Public Thoroughfare Access: These design standards and related Public Thoroughfare (Section 8800) with Private Development (Sections 8200-8600) provide guidance for the development of improvement projects on facilities typically classified as high-speed, limited access Arterials, Collectors, Major Roads and local streets. By applying these standards in transportation planning and in the design of roadway improvement and maintenance projects in Ramona's Village Center that support compact development, with a variety of Land Uses that support automobiles, pedestrians, and bicyclist.</p></div>
a. Main Street Shared Parking Areas and Access Patterns	<div data-bbox="175 1018 857 1976"></div> <div data-bbox="899 1066 1101 1969"><p>Shared Public Parking Lots: Coordinated signage and Main Street Management Program will direct visitors to common public parking lots in rear alleys. Rear alley parking areas will alleviate the need for On-Street parking to provide for all parking needs. Coordinated signage will expedite the time necessary to find parking.</p><p>Drive Thru Service: Use the mid-block alley at corner Lots to access gas stations, fast food, and other drive-thru establishments. Traffic and curb-cut conflicts are lessened at mid-block alleys and crossing, but are increased at corners curb cuts. Coordinated signage should be used to direct drivers to drive thru lanes.</p></div>

PART EIGHT: 8710 Sub-Area General Standards

TABLE 1.5 OLD TOWN SUB-AREA GENERAL DESIGN STANDARDS - BUILDINGS

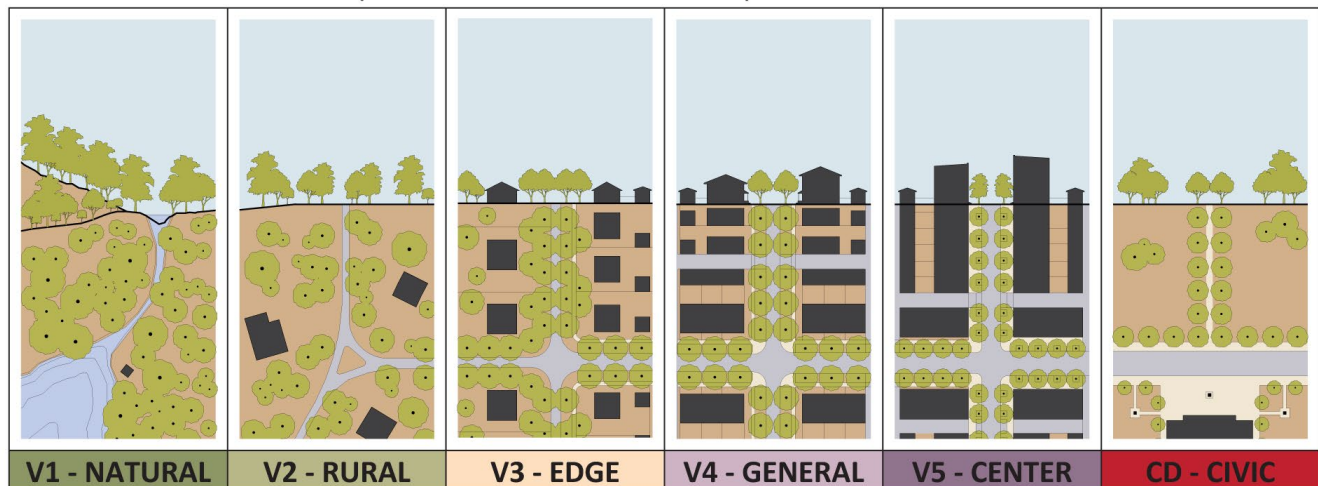
a. General Building Character, Materials and Pattern		b. Detail of Building Materials	
<p>i. Lightest at Top: Metal, Clay Tile, Composite Tiles, Composite Shingles, and Exposed Beams.</p>  <p>ii. Lighter Middle: Metal, Wood, brick, Stone, Adobe, Stucco, Exposed Beams/Columns</p> <p>iii. Heaviest at Base: Metal, Granite Block, Concrete, Brick, Heavy Timber/Beam</p> <p>Windows and Doors Rhythm have Vertical or Square Proportions (simple division of 2 to 6 bays).</p> <p>Single to Two Story (at Focal Points) Buildings with a variety of Roof Types and Cornice Lines that Conceal Roof Mounted Equipment.</p>  <p>Rhythm of Store Front Bays, Patios and Parking Areas have Horizontal Proportions (typical building frontage and lot widths are 25 to 50 feet).</p> 		<p>Veranda</p>  <p>Loggia or Gallery</p>  <p>Exterior spaces of most buildings in Old Town Sub-Area can should be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias within Private Lots and Galleries along Public Frontages.</p>	
<p>c. Historical Preservation</p> <p>Old Town Ramona has several buildings that represent a century of architecture. The old Grange Hall, the Town Hall and adjacent commercial buildings join blocks of modest cottages and homes in the Village Center that exhibit historic significance. The details, bulk, scale and building form of these buildings provide the measurements for the design standards that exhibit the character of Ramona. Old Town should be considered for placement on the National Historic District registry. Ramona's history is recorded in many of the built structures still remaining. To what degree a building should be retained is dependent on one of three (3) categories:</p> <ol style="list-style-type: none">1) an already Designated Historic site/building;2) a site/building suspected of being a significant part of Ramona or our nation's history should research to establish the validity of the site's historical role, then contact County of San Diego Historical Site Board staff and voluntarily nominate the site for Historical Registry if it so merits. Finally, incorporate the site and its qualities into new improvements per San Diego County Zoning Ordinance Division §5700, and;3) a site that does not qualify as a Historical Site but exhibits a good deal of the character of a period that can contribute to Ramona's historic continuity. All older buildings which retain much of their original design character should be retained and should have all alterations and additions done per compatibility standards outlined in Zoning Ordinance §5718 as well as the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Historic Buildings" publish by the U.S. Department of the Interior. Finally, all new buildings which are built on to or adjacent to older buildings of substantial historic character should be designed to be respectful of the older buildings, while not mimicking the older buildings. New structures should consider the compatibility of details, materials, textures, colors and landscape features. 			

PART EIGHT: 8710 Sub-Area General Standards

8720 Zoning Districts

- a. The following Districts are established under the provisions of this Section:
- The Natural Zoning District (RM-V1) consists of land subject to the Santa Maria Creek Master Plan and is intended to approximate a open, undeveloped condition to be reserved as Natural Space.
 - The Rural Zoning District (RM-V2) consists of mostly undeveloped or agricultural land with little spatial definition of outdoor spaces, if any.
 - The Edge Zoning District (RM-V3) consists of lightly developed land that is primarily rural residential, equestrian, and agricultural in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.
 - The General Zoning District (RM-V4) consists of moderately developed land that is generally residential in character, but permits an appropriate level of Shared-uses. Moderate setbacks and Lot coverage by new buildings creates an increased sense of more formal spatial definition.
 - The Center Zoning District (RM-V5) consists of the most developed land and establishes a Main Street sense of place. Shallow setbacks, high Lot coverage and multi-story buildings create a very formal spatial definition.
 - The Civic Zoning District (RM- CD) 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.

TABLE 1.6 ZONING DISTRICTS (FROM NATURE TO VILLAGE CENTER)



8721 Lots in Multiple Zoning Districts

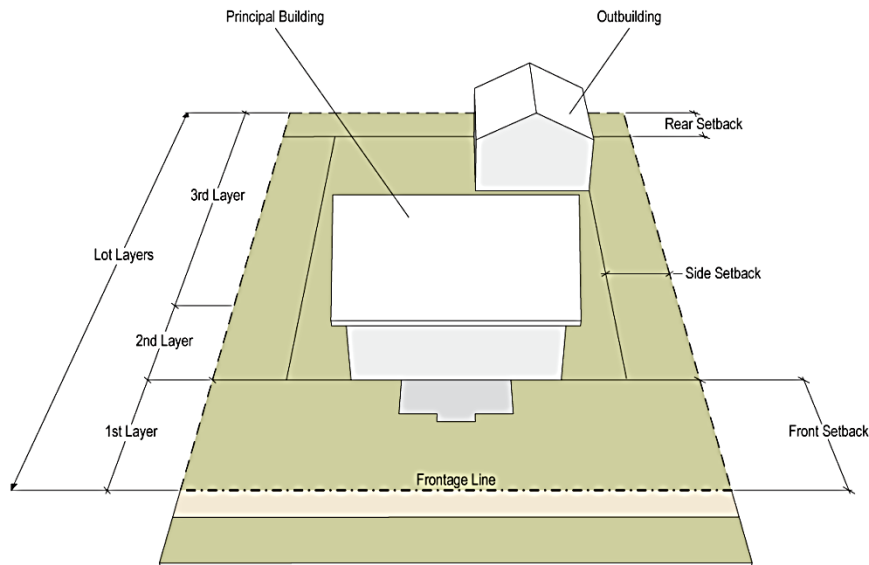
- a. Where a legal lot has split zoning, the regulations for each separate district shall apply. Where an individual building is bisected by a split zone line within a legal lot, the more restrictive Use Regulations shall apply.

PART EIGHT: 8710 Sub-Area General Standards

8723 Lot

- a. Lot Lines abutting a Thoroughfare shall be known as a Frontage Line as per Table 1.7.
- 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 RMV-Zone)
- 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 1.4 and according to the following guidelines:
 - i. First Layer: The area of a Lot from any Frontage Line to the Facade of the Primary Building.
 - ii. Second Layer: The area of a Lot set behind the first Layer to a depth of 20 feet.
 - iii. Third Layer: The area of a Lot set behind the second Layer and extending to the rear Lot Line.

TABLE 1.7 LOT LAYER SUMMARY



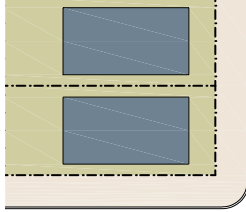
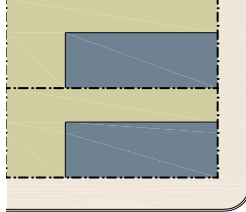
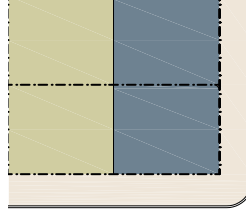
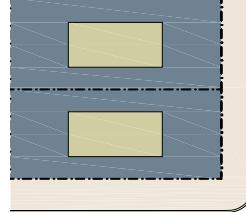
Primary Frontage Line	A Lot line bordering the primary access from the Public Frontage along a thoroughfare.
Secondary Frontage Line	Corner Lots have more than one Frontage Line. One Frontage Line is designated the Primary Frontage Line and all remaining Frontage Lines are designated as Secondary Frontage Lines.
Lot Width	The length of the Primary Frontage Line of a Lot.
First Layer	The area of a Lot from the Frontage Line to the Facade of the Principal Building.
Second Layer	The area of a Lot set behind the 1st Layer to a depth of 20 feet in all V-Zones.
Third Layer	The area of a Lot set behind the 2nd Layer and extending to the rear Lot Line.
Primary Front Setback	The area of a Lot measured from the Primary Frontage Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Secondary Front Setback	The area of a Lot measured from the Secondary Frontage Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Side Setback	The area of a Lot measured from any side Lot Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Rear Setback	The area of a Lot measured from a rear Lot Line to the nearest permissible location of a Principal Building or Outbuilding, excluding Encroachments.
Primary Building	The main building on a Lot.
Outbuilding	A building located toward the rear of a Lot such as a garage, carport, or workshop and may include an Accessory Unit.

PART EIGHT: 8710 Sub-Area General Standards

8725 Building Placement

- Front, Side and Rear Setbacks control the spatial enclosure of Thoroughfares and Civic Spaces, and are coordinated by district according to 8711 Intent.
- Buildings shall be positioned within the designated setbacks of their Lots to create Freestanding Rural Building(s) or Attached Compact Building(s) as indicated for each district as generally illustrated on Table 1.7, 1.8 and 1.9.
- Primary Building Facades shall be built parallel to the Frontage Line of a Lot in order to ensure buildings face the street.
- Lot coverage by buildings and impermeable surfaces shall be regulated as a percentage of each Lots area.
- 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 Build-out abutting the Primary Frontage thoroughfare.

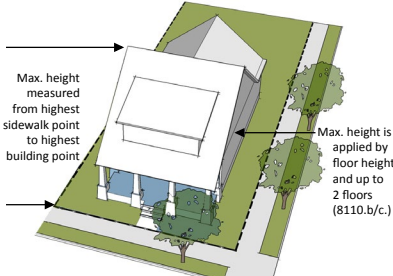
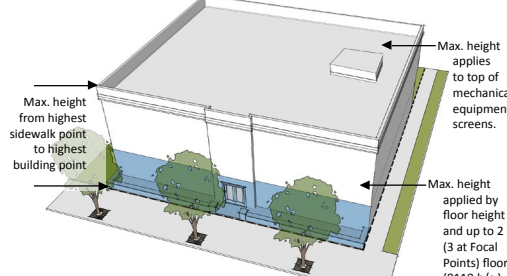
TABLE 1.8 BUILDING PLACEMENT ON THE LOT

a. Freestanding Rural Buildings (Detached) Defined by their open space (yard) with Porches, Common Yards, and Terrace frontages (see Table 1.6), the Colonnade Sub-Area exemplifies this pattern. All of RM-V1, RM-V2, RM-V3 and a majority of RM-V4 with less in RM-V5 will include detached buildings. Residential, commercial and horizontal mixed use buildings use this building and yard type.	
i. Edgeyard: The placement of a Primary Building within the boundaries of its Lot to create an Edgeyard around the building, with Setbacks on all sides. The Primary Frontage Line is along the Thoroughfare.	 <div style="display: flex; align-items: center;"> <div style="background-color: black; color: white; padding: 2px 5px; margin: 2px;">V1</div> <div style="background-color: black; color: white; padding: 2px 5px; margin: 2px;">V2</div> <div style="background-color: black; color: white; padding: 2px 5px; margin: 2px;">V3</div> <div style="background-color: black; color: white; padding: 2px 5px; margin: 2px;">V4</div> </div>
ii. Sideyard: The placement of a Primary Building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side.	 <div style="display: flex; align-items: center;"> <div style="background-color: black; color: white; padding: 2px 5px; margin: 2px;">V3</div> <div style="background-color: black; color: white; padding: 2px 5px; margin: 2px;">V4</div> <div style="background-color: black; color: white; padding: 2px 5px; margin: 2px;">V5</div> </div>
b. Compact Buildings (Attached) Defined by their various shop front, entry planter, and stoop frontages with the yard in the rear or mid Lot. The Old Town Sub-Area Main Street exemplifies this pattern. Rowhouses, stacked flats, commercial buildings and vertical mixed use building use this building type. The majority of Ramona is limited to 2 floors and 35 height with 3 floor buildings allowed on Focal Points lots.	
i. Rearyard: The placement of a Primary Building within the boundaries of its Lot to create a Rearyard, leaving the rear of the Lot as private space or available for dedicated parking in its commercial form.	 <div style="display: flex; align-items: center;"> <div style="background-color: black; color: white; padding: 2px 5px; margin: 2px;">V4</div> <div style="background-color: black; color: white; padding: 2px 5px; margin: 2px;">V5</div> </div>
ii. Courtyard: The placement of a Primary Building within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios.	 <div style="display: flex; align-items: center;"> <div style="background-color: black; color: white; padding: 2px 5px; margin: 2px;">V4</div> <div style="background-color: black; color: white; padding: 2px 5px; margin: 2px;">V5</div> </div>

8727 Building Height

- Permitted building heights shall be measured in number of Stories (Floors) and maximum height.
- Stories may not exceed 16 feet in maximum height from ground floor to upper floor.
- Upper Stories may not exceed 14 feet in maximum height on upper floor to upper floor.
- Maximum height limit is 35 feet. Except on five (5) Lots located in the RM-V5 Zoning District within the Paseo and Old Town Sub-Areas identified be a Focal Point to allow 3 floors and 45 feet maximum height limit (see Map 4 and 5).
- Height is measured by the vertical distance from the adjoining sidewalk average to the highest point of a flat roof or the maximum height of the highest gable of a pitched or hipped roof. Mechanical equipment shall be screened from sidewalk view.
- Purposely-built steeples, masts, belfries, clock towers, water tanks and windmills only shall not exceed a maximum 45 feet height limit, and/or not to exceed 35% of the maximum building height.

TABLE 1.9 BUILDING HEIGHT DEFINITION ILLUSTRATED

a. Freestanding Rural Building (Detached) Height: Maximum height shall be 35 feet and 2 floors without exception. The max. height includes all roof ridges, parapets, and rooftop mechanical equipment screen.		b. Compact Building (Attached) Height: The Maximum height shall be 35 feet and 2 floors (Exception: Focal Point lots shall be 45 feet and 3 floors, see Map 2). The max. height(s) include all roof ridges, parapets and rooftop mechanical equipment screens.	
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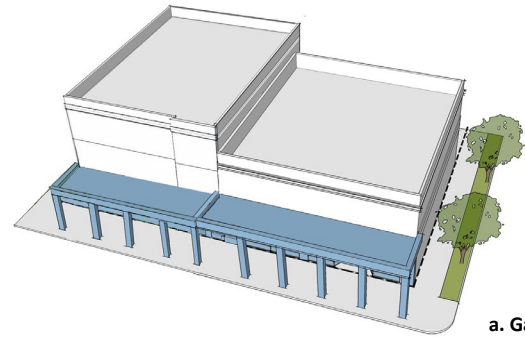
PART EIGHT: 8710 Sub-Area General Standards

8729 Private Frontages

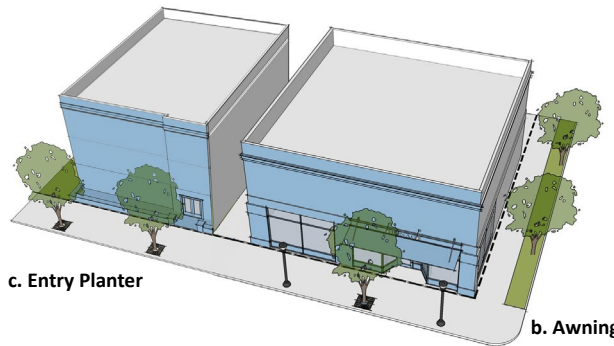
- a. Building Encroachments are permitted to extend into the First Lot Layer of any Lot by a specific percentage as indicated for each Zoning District per each Zoning District's Public Encroachment Tables.

TABLE 1.10 PUBLIC ENCROACHMENTS & PRIVATE FRONTAGES

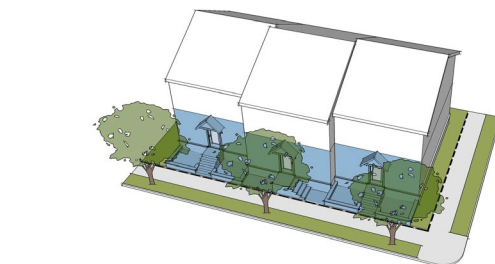
	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
a. Gallery: an attached cantilevered shed or a lightweight colonnade extending from a building facade to overlap the Sidewalk. Accessible to Attached Buildings				
b. Awning: a window covering attached to an exterior wall of a building to shade a shopfront display window. Accessible to Attached Buildings.				
c. Entry Planter: a raised or at grade vegetative planter at one or both sides of a Principal Entrance of a building. Accessible to both Attached and Freestanding Buildings.				
d. Stoop: an exterior stair and landing leading to an elevated first Story of a building and primarily to access Attached Residential Uses. Accessible to Attached Buildings.				
e. Terrace: an elevated, paved patio, porch or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.				
f. Porch: a roof covered raised platform at the entrance to a building with a common yard buffering it from pedestrian activity of the Sidewalk. Accessible to Freestanding Bldgs.				
g. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk. Accessible to Freestanding Buildings.				



a. Gallery

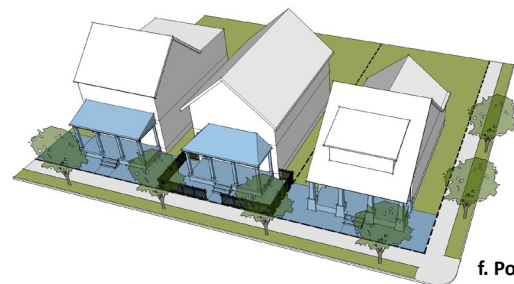


b. Awning



c. Entry Planter

d. Stoop



f. Porch



g. Common Yard

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(Amended by Ord. No. 10594 (N.S.) adopted 2-27-19)

PART EIGHT: 8730 RM-V5 Center District

8730 RM-V5 Center Development Standards

8731 Lot

8732 Building and Land Use

Table 2.0 Permitted Uses

8733 Parking and Storage

Table 2.1 Required Parking Spaces

Table 2.2 Shared Parking Multiplier

Table 2.3 Parking Placement Standards

8734 Building placement

8735 Building Height

8737 Landscape

8739 Stormwater Management

Table 2.4 RM-V5 Summary Table

8740 Private Frontages

Table 2.5 Encroachment Specifications

8741 Design Standards

Table 2.6 Design Standards Illustrated

8743 Signage

Table 2.7 Sign Standards

8745 Lighting

8747 Fence

Table 2.8 Fencing Standards

8749 Shared Civic Space

Table 2.9 Shared Civic Space

PART EIGHT: 8730 RM-V5 Center District

Lots located within the RM-V5 - Center District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 2.5). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (§8731). These Public Frontage Requirements are located in §8850 Public Thoroughfares Design Standards. Cross reference the following RM-V5 Sub-Section requirements with the previous list Sub-Area Sections - Colonnade, Paseo, Old Town - conformance requirements. Note that the sub-sections below are listed in an iterative succession to assist in determining if the project is in compliance with this RM-V5 Center District development standard requirements.

8731 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50-feet measured at the Frontage Line along the Primary Thoroughfare.

8732 Building and Land Use

- a. Permitted Uses for Lots designated as RM-V5 are listed on Table 2.0.
- b. Buildings may combine up to three (3) Uses.
- c. Building Frontage Storefront Bay widths shall be divided into patterns of minimum of 25-feet and maximum 50-feet widths.
- d. Residential Uses, and related Private Frontages and Encroachments, are not allowed within the first Story on a Lot abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Core Zoning Map, Old Town, Paseo, and Colonnade Sub-Area Zoning Maps.
- e. Wireless Telecommunication Facilities and tower are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35-feet.
- f. New developments located on Main Street shall consist of a minimum 50-percent commercial space of the total square footage.
- g. New developments located off Main Street shall consist of a minimum 25-percent commercial space of the total square footage.

PART EIGHT: 8730 RM-V5 Center District

TABLE 2.0 PERMITTED USES

RESIDENTIAL	V5
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	
Group Residential	M
Mobile Home Residential	
Low Barrier Navigation Center	R*
OFFICE	V5
Professional Office Space (Class A)	R
COMMERCIAL	V5
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	m
Veterinary (Small Animals)	m
Automotive and Equipment	
Cleaning	m
Fleet Storage	
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	m
Sales/Rentals (Heavy Equipment)	m
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	R
Business Equipment and Sales Services	R
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	R

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

R* Allowed by-right subject to the provisions of Section 6915.

COMMERCIAL (continued)	V5
Convenience Sales and Service	R
Cottage Industries	R
Restaurant and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	R
Food and Beverage Retail Sales	R
Financial, Insurance and Real Estate	R
Funeral and Internment Services	
Cremating / Interning	M
Undertaking	A
Gasoline Sales	R
Laundry Services	R
Medical Services	R
Participant Sports and Recreation	
Indoor	R
Outdoor	
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	R
Retail Sales	
General	R
Specialty	R
Scrap Operations	
Spectator Sport and Entertainment	
Limited	R
General (Private Gymnasium)	M
Swap Meets (not to exceed 5,000 sf)	m
Transient Habitation	
Campground	
Lodging	R
Resort	
Wholesale Storage and Distribution	
Mini-Warehouse	
Light	A
Heavy	

INDUSTRIAL	V5
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V5
Horticulture	
Cultivation	R
Storage	
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V5
Mining and Processing	
Site Preparation	M
CIVIC	V5
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	R
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	
Law Enforcement Services	R
Lodge, Fraternal and Civic Assembly	R
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	R
Small Schools (50 or fewer students)	R

PART EIGHT: 8730 RM-V5 Center District

8733 Parking and Storage

- a. All parking and garages shall be located in the third Lot Layer as illustrated on Table 2.4.D.
- b. Vehicular entrances to parking lots, garages and 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, Landscape and/or Streetscreens.
- d. Pedestrian exits from all parking areas accessing a non-residential building use, should exit towards the Lot Frontage Line(s).
- e. The minimum number of parking spaces required for each Use is specified on Table 2.1 Parking requirements shall only be adjusted as specifically indicated in this Section.
- f. Commercial Uses under 3,000 square feet in the Old Town Sub-Area shall be exempt from all parking space requirements.
- g. The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided on-site, within the Lot.
- h. For Lots with more than one Use (i.e. Shared-Uses), 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 2.2.
- i. Determination of required parking for Use combinations not listed on Table 2.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8700.
- j. The Shared-Use Parking multiplier may be used to reduce the total number of parking spaces required for combinations of Uses listed on Table 2.2.
- k. Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.
- l. Outdoor Storage. Loading and Service Areas shall be located in the second and third Lot Layers on Table 2.4.D Parking and Storage Diagram.
- m. Outdoor Storage shall be completely enclosed by a minimum six (6) feet to maximum eight (8) fence covered by a solid or opaque material, with exclusion of Agriculture Equipment Storage Uses.
- n. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 2.1 V5 REQUIRED VEHICULAR PARKING SPACES

RESIDENTIAL	2.0 / dwelling
Studio Units <600 sf, and Accessory Dwelling Units	1.0 / dwelling
Multi-family Guest Parking	0.5 / dwelling
COMMERCIAL ⁱ	3.0 / 1000 sq. ft.
Automotive and Equipment	2.5 / 1000 sq. ft.
Business Equipment and Sales Services	2.5 / 1000 sq. ft.
Medical Services	2.0 / 1000 sq. ft.
Participant Sports and Recreation	1.0 / 5 users total occupancy
Spectator Sport and Recreation	not applicable
Swap Meets	6.0 / 1000 sq. ft.
Transient Habitation	1.0 / guest room
Wholesale Storage and Distribution	1.0 / 400 sq. ft.
CIVIC	1.0 / 5 users total occupancy
Clinical Services	1.5 / employee; 1.0 / exam room
Community Recreation	1.0 / 5 users total occupancy
Child Care (and small schools)	1.0 / 400 sq. ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 5 users total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Educational Facilities	1.0 / employee; 10 visitor spaces
Other and Charitable	1.0 employee; 0.5 / students
Religious Assembly (More than 50 guests)	1.0 / 4 users total occupancy
OFFICE (CLASS A)	3.0 / 1000 sq. ft.
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	not applicable

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

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

PART EIGHT: 8730 RM-V5 Center District

TABLE 2.2 SHARED-USE PARKING MULTIPLIER

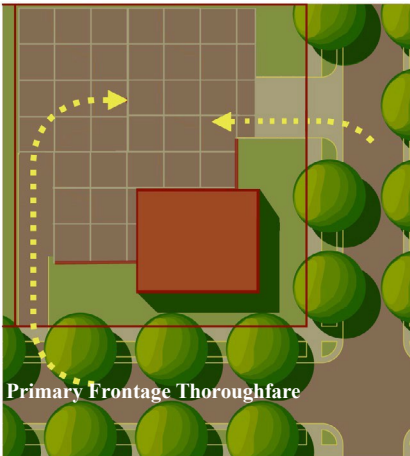
USE #1	USE #2	MULTIPLIER	<p>Example of Shared Parking Calculation:</p> <ol style="list-style-type: none"> Determine V5 Building(s) Land Uses per each Lot: <ol style="list-style-type: none"> Ground Floor Professional Services 2,000 sq. ft.: 3 Spaces per 1000 sq. ft. = 6 Parking Spaces Upper Floor Residential Units (2) 2 Spaces per Unit = 4 Parking Spaces Total Number of Parking Spaces Required = 10 Shared Parking Multiplier for Residential Use plus Professional Services (a typical office) = 70% Multiply 10 x .70 = 7 (rounded up to the nearest number) Minimum Number of Parking Spaces is 7 per Lot. <p>The rationale for Shared Parking is that during the day, when the Professionals Services is in use and needing parking spaces, the residences above will not be in use. This need is reversed after business hours when residents come home. Therefore, two parking spaces are shared on-site. In addition, each lot fronts a street that has on-street parking spaces. These spaces act as overflow and guest parking areas. Shared Parking Multiplier is the minimum amount of parking required and an owner may build above this minimum requirement.</p>
RESIDENTIAL	+ Convenience Sales and Service + Restaurant and Drinking Establishment + Food and Beverage Retail Sales + Laundry Services + Personal Services, General + Repair Services, Consumer + Retail Sales (all types)	80%	
RESIDENTIAL	+ Lodging and Office (Class A)	75%	
RESIDENTIAL	+ Administrative & Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	70%	
Convenience Sales and Service Restaurant & Drinking Establishment Food and Beverage Retail Sales Laundry Services Personal Services, General Repair Services, Consumer Retail Sales (all types)	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	80%	

TABLE 2.3 PARKING PLACEMENT STANDARDS (ADVISORY)

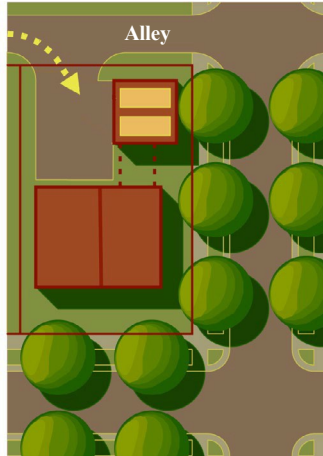
a. Parking Placement on a Lot Standards (Diagrams are Advisory)

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist. See 2.4.D for Placement.

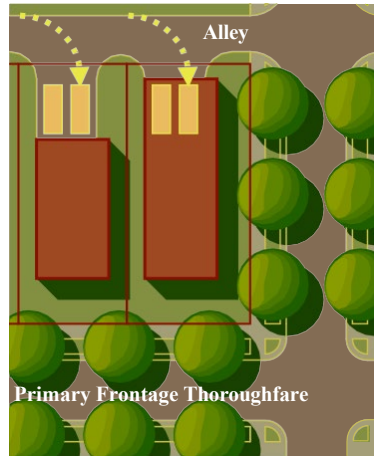
i. Front and Side/Second and Third Lot Layer



ii. Alley Parking w/Mixed Use



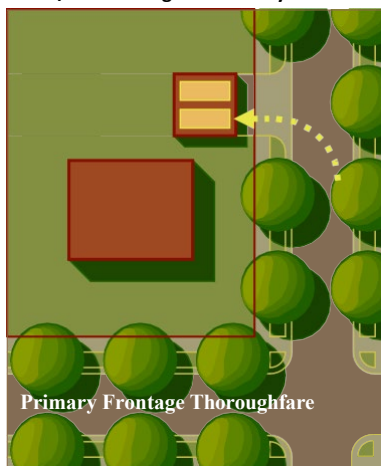
iii. Alley/Carport and Within Building



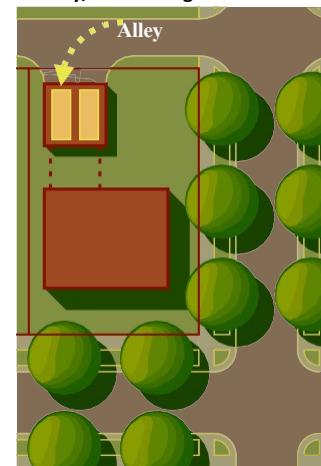
iv. Front/First Lot Layer



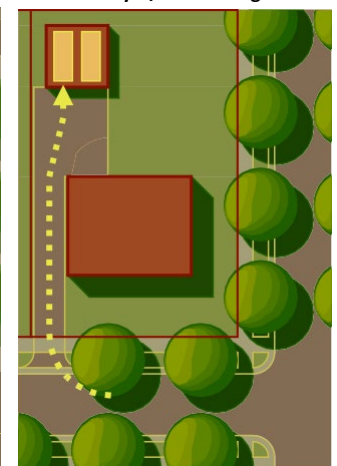
v. Side/Outbuilding Third Lot Layer



vi. Alley/Outbuilding



vii. Third Layer/Outbuilding



PART EIGHT: 8730 RM-V5 Center District

8734 Building Placement

- a. Lot coverage by Buildings and impermeable surfaces shall be a maximum of 80-percent for (1) Lot area.
- b. Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 70-percent for two (2) combined Lot areas, and 60-percent for three combined Lot areas.
- c. Facade Build-Out of Primary Building shall be a minimum of 80-percent of the Lot's width at the Front Setback.
- d. The Principle Entrance of any Primary Building shall be oriented towards the Primary Frontage Line.
- e. In the Colonnade Sub-District only, the Principal Entrance of any Building should be oriented towards Main Street within the first and second Lot Layer.
- f. The habitable living area of an Accessory Unit within an Outbuilding shall not exceed 576-square feet.
- g. In the Colonnade Sub-District only, the side setback shall be minimum of 15-feet and maximum 30-feet.
- h. Where Eucalyptus trees are planted along Main Street, the primary front yard setback shall be a minimum 15-feet and a maximum of 45-feet, by exception through the RDRB.

8735 Building Height

- a. The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height, except on Lots identified as Focal Points on the Paseo and Old Town Sub-Area Maps that may be up to three (3) floors and 45-feet (see Table 2.4.A).
- b. The maximum height of an Outbuilding shall be two (2) floors and 25-feet maximum height (see Table 2.4.A).

8737 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscaping Reference 8850)

- a. The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern.
- 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 2.9. 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 for every ten (10) parking spaces. See Table 8.7 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall integrate §8739 Stormwater management techniques.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Refer to County Regulatory Ordinance §86.701 Landscape Design Manual.
- g. Shrubs should be of medium sized, low creeping variety and shall include Calliandra, Ceanothus, Grevillea species, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosporum, Photinia, Pyracantha, Rapiolopsis, Ribes, and Rhus species.

8739 Stormwater Management

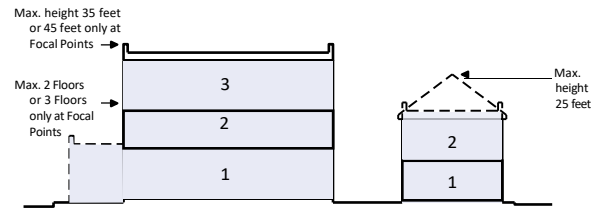
- a. Pervious Pavements may be used in all Lot Layers (see Table 2.4.d).
- b. Pervious Pavements may be used for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual.
- d. Stormwater conveyance shall be designed to complement the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.
- e. Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including, Tree Wells, Impervious Area Dispersion, and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

PART EIGHT: 8730 RM-V5 Center District

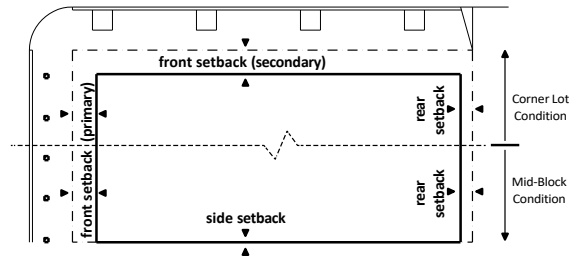
TABLE 2.4 RM-V5 SUMMARY TABLE

BUILDING PLACEMENT	
Freestanding Rural Buildings	permitted
Attached Compact Buildings	permitted
LOT OCCUPATION	
Lot Coverage (Per Single Lot)	80% max.
Facade Buildout at Primary Front Setback	80% min.
PRINCIPAL BUILDING SETBACKS	
Primary Front Setback	(15 ft.. min.. 45 ft.. max 8734.h) 0 ft. min. 15 ft. max.
Secondary Front Setback	0 ft. min. 15 ft. max.
Side Setback	(15 ft. min. 8734.gh) 0 ft. min. 24 ft. max.
Rear Setback	3 ft. min.
OUTBUILDING SETBACKS	
Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.
BUILDING HEIGHT (FLOORS/FEET)	
Principal Building	2 max. 35 feet max. / 3 max. 45 feet max. at Focal Points only
Outbuilding	2 max. 25 feet
ENCROACHMENTS	
i. Within Setback Encroachments	
Open Porch	not permitted
Balcony and/or Bay Window	100% max.
Stoop or Terrace	100% max.
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	100% max.
iii. Encroachment Depths	
Porch	not permitted
Gallery	10 ft. min.
Arcade	12 ft. min.
PARKING LOCATION	
2nd Layer	not permitted
3rd Layer	permitted
STORAGE LOCATION	
2nd Layer	not permitted
3rd Layer	permitted

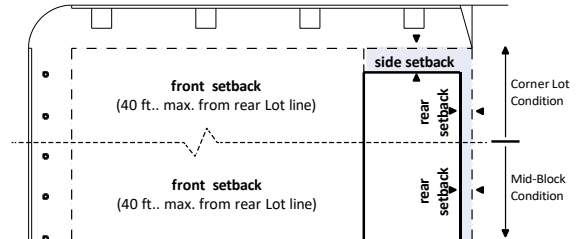
A. BUILDING HEIGHT DIAGRAM



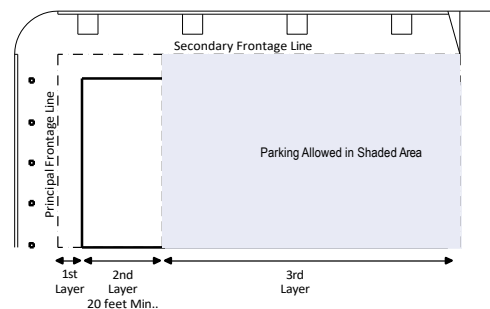
B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM

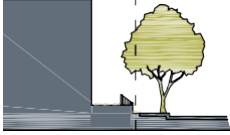

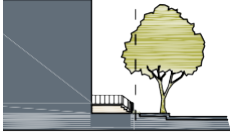
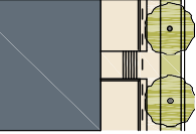

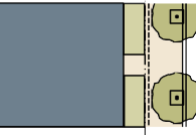
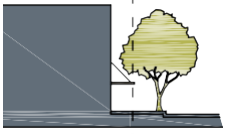

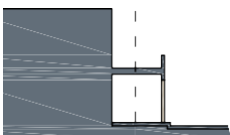
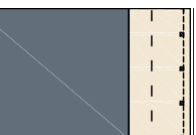


PART EIGHT: 8730 RM-V5 Center District

8740 Private Frontages

- Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 1.7.
- Open Porches, Common Yards, Stoops, Terraces, Entry Planters, Balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer 100-percent of its depth, as specified on Table 2.5.
- Awnings, Arcades, and Galleries may Encroach within the Public Sidewalk Frontage 100-percent of its depth and shall clear the Sidewalk vertically by at least eight (8) feet as specified on Table 2.5.
- A first Story Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Sidewalk. First Story Lodging primary access is not allowed on a Lot with a Main Street Frontage Line designation.
- Buildings with a first Story Commercial Use shall have a zero-step Principal Entrance, and the work quarters of Home Businesses shall not be visible from the Main Street Public Frontage.
- Loading docks and service areas shall be permitted on Secondary Frontages by Exception §8705.
- Existing Buildings with a ground floor Commercial Use may use the first Lot Layer for outdoor seating and dining.
- Any building on the north side of Main Street in Old Town (§8719) shall have a window covering, such as a Gallery, Awning or window hood attached to the south facing exterior wall of its Primary Frontage (Table 2.5.c-e) within the first Lot Layer.

TABLE 2.5 RM-V5 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Minimum Height/Depth
a. Terrace: an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					100%	not permitted	not applicable
b. Stoop: an exterior stair and landing leading to an elevated first Story of a building.					100%	not permitted	not applicable
c. Entry Planter: a raised or at grade vegetative planter at one or both sides of the Principal Entrance of a building.					100%	to within 6 ft.. of the Curb	3 ft.. height max. 2 ft.. depth min..
d. Awning: a window covering attached to an exterior wall of a building. Required on south facing walls on Main Street in Old Town.					100%	to within 2 ft.. of the Curb	8 ft.. clearance 8 ft.. depth
e. Gallery: an attached cantilevered shed or a lightweight colonnade extending from a building Facade to overlap the Sidewalk.					100%	to within 2 ft.. of the Curb	8 ft.. clearance 8 ft.. depth

PART EIGHT: 8730 RM-V5 Center District

8741 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding, or stucco as illustrated on Table(s) 1.1, 1.3, and 1.5 and follow this general pattern:
 - i. Building wall materials shall be combined on each Facade horizontally with the heavier materials placed below lighter materials, with the lightest material on top.
- b. The color palette for each distinct property should have its paint-able elements painted different colors from any other property on either side of the block on which they are located, or if on a corner, also painted different from properties immediately across the street. Painted building colors should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes. Note: Ramona Design Review Board recommends referencing Sherwin-Williams Historic Collection Classical, Arts & Crafts, and Victorian exterior palette.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly reflective colors, except on rooftops, shall not be used.
- c. Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building, and follow this general pattern.
 - i. Doorways 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.
- d. All window openings, including Porches, Galleries, and Arcades, shall be square or vertical in proportion, excluding Shop Front windows for Commercial Uses (Table 2.6 a) and follow this general patterns:
 - i. All ground floor Facades shall be glazed with clear glass no less than 30-percent of the first Story.
 - ii. Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70-percent of the first Story.
 - iii. Openings above the first Story shall not exceed 50-percent of the total building wall area, with each Facade being calculated independently.
 - iv. 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.
 - v. The open window transom area on a Store Front is not included in the front Window Fenestration calculation.
- e. Shutters, if present, shall be exactly 1/2 the width of the window they cover and shall be operational. Shutters shall be constructed of wood, or engineered wood, and may be paneled or louvered.
- f. Streetscreens should be used to clearly define a Lot's un-built space (parking area or civic space) fronting onto a Primary Thoroughfare, and follow these general patterns (see Table 2.8.h):
 - i. Streetscreens shall be of a similar design to the Facade of buildings they abut.
 - ii. In the absence of building Facade along any part of a Frontage Line, Streetscreens shall be built along the same vertical plane as the Facade. Streetscreens should maintain the Building Frontage bay rhythm and pattern.
 - iii. Streetscreens shall be between three and a half (3.5) and six (6) feet in height. Streetscreens should be of similar design as adjacent hedge or fencing, see Table 2.7.
- g. Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias and shall be constructed of wood or metal and be visibly supported by brackets.
- h. Each Buildings shall have gable, hip, shed or flat roofs and follow these general patterns for each:
 - i. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, standing seam or corrugated metal.
 - ii. Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.
 - iii. Building with flat or rear sloping shed roofs shall have a simple front parapet a minimum of 42-inches high.
 - iv. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.
 - v. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.
- i. Lots with a Main Street Frontage Residential Restriction Line designation, as shown on the Ramona Village Center Zoning District Map (Map 2), and the Colonnade (Map 3) Sub-Area Map shall be subject to the following additional requirements:
 - i. Buildings wider than 50-feet shall have their Facades divided into equally proportional bays between 12.5-feet to 25-feet to 37.5-feet to 50-feet in width (or of a similar rational proportion), as illustrated on Table(s) 1.1, 1.3, and 1.5.
 - 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 roofline into segments as illustrated on Table 1.1.c.

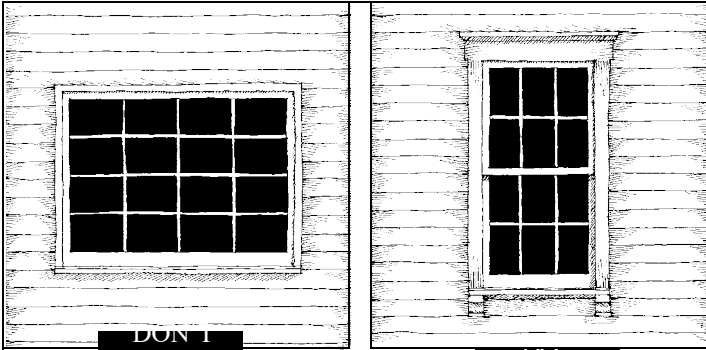
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- iii. Principal Entrances for Buildings with no Front yard Setback shall be recessed 24-inches minimum.
- iv. Buildings at corner Lot locations shall include a vertical feature or architectural expression of a type and character that calls attention to the corner as prominent location.
- v. Fenestration patterns on upper Facade areas shall be aligned vertically and horizontally to establish a balanced symmetry in design as illustrated on Table 2.6.a.
- vi. Fenestration patterns of upper Facade areas shall honor the rhythm and pattern of the same elements on neighboring buildings as illustrated on Table(s) 1.1, 1.3, and 1.5.

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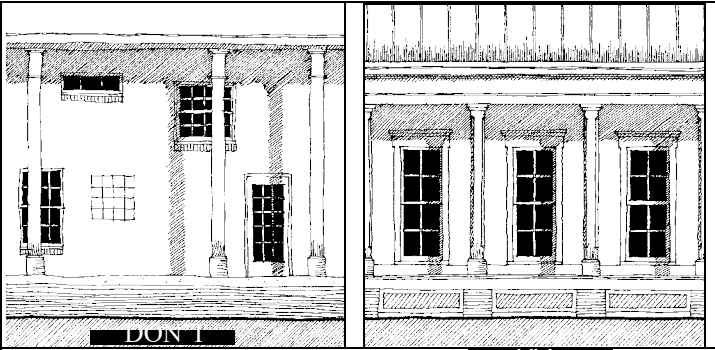
TABLE 2.6 RM-V5 RAMONA VILLAGE CENTER DESIGN STANDARDS ILLUSTRATED

a. Window Proportions (8209.e)



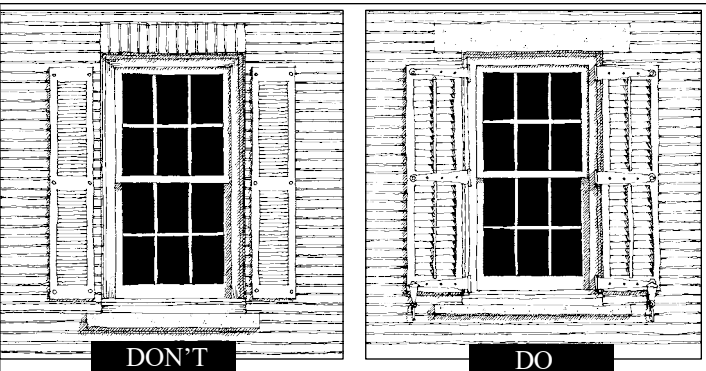
Windows should be vertically proportioned or square. Square, round or semi-circular windows are sometimes used high on a wall or on a roof. Don't use horizontally proportioned windows as they look unnatural. Do use vertical windows and the many design possibilities they present in relationship to building bay width and rhythm.

b. Windows Placement and Principal Entrance (8209.c/.e)



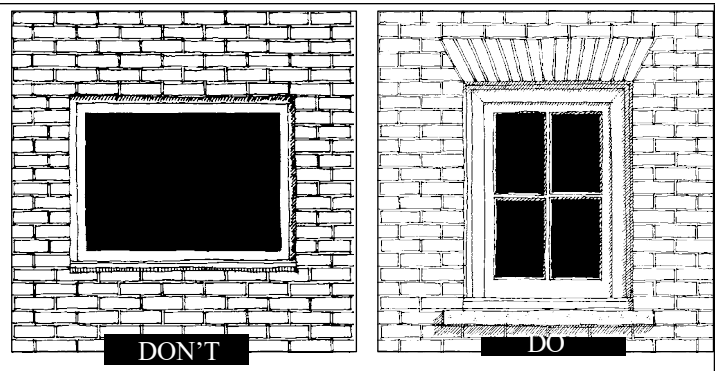
The traditional architecture of Old Town usually arranges openings in a regular pattern. Don't use irregular openings that may reflect interior layouts, but are confusing. Do use a regular pattern for doors and windows. Allow for details, such as frames and casings to call attention to the door as the main point of access for pedestrians into the building.

c. Window Shutter Details (8209.f)



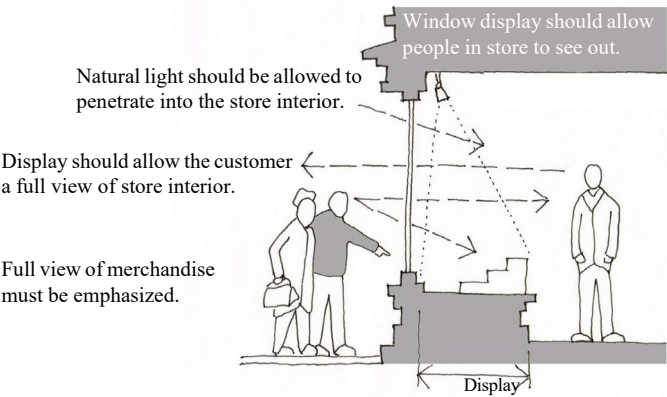
Shutters should be exactly half the width of the sash they are covering in order to appear to serve their historical function of protecting windows from high winds. Don't use narrow shutters that are obviously fake. Do use shutters that work. All shutters should be installed with hinges and dogs. Shutters should be louvered, paneled, or constructed of boards as appropriate to the style of the building.

d. Window Opening (8209.e)



Masonry veneer walls should be detailed exactly like masonry bearing walls, especially at openings. Masonry veneers should be detailed as if they were structural masonry walls. Don't use openings that make the brick look like wallpaper. Do detail a window or door as a proper masonry opening with proper lintels and arches that hold weight. Windows without exterior shading shall be recessed from the facade plane two (2) inches in depth for every one (1) foot in height.

e. Main Street Display Window Building Elements (8209.e.ii)



f. Main Street Building Elements (Advisory)

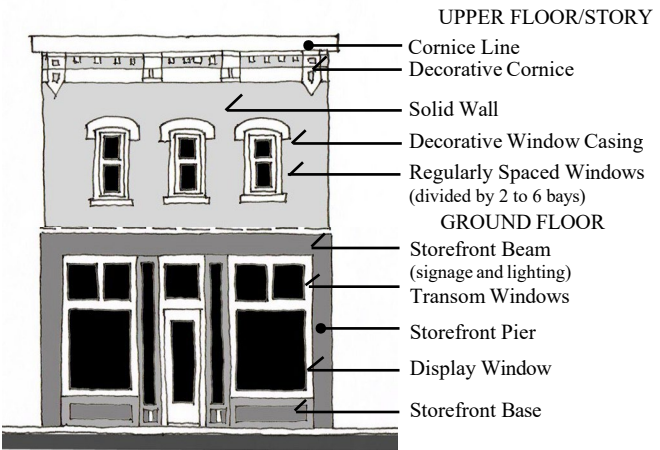
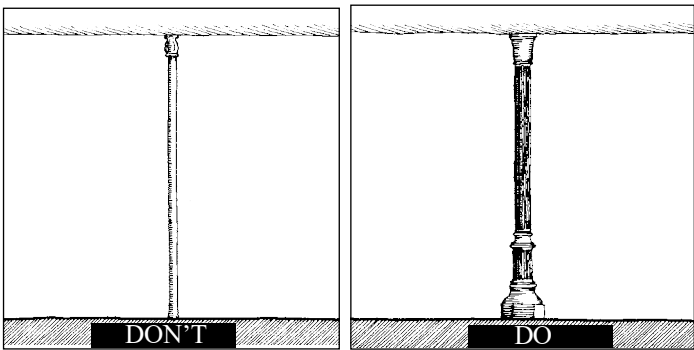


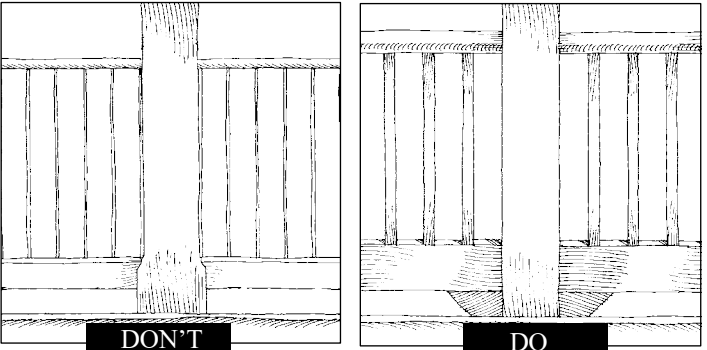
TABLE 2.6 RM-V5 RAMONA VILLAGE CENTER DESIGN STANDARDS ILLUSTRATED (CONTINUED)

g. Metal Columns (Advisory)



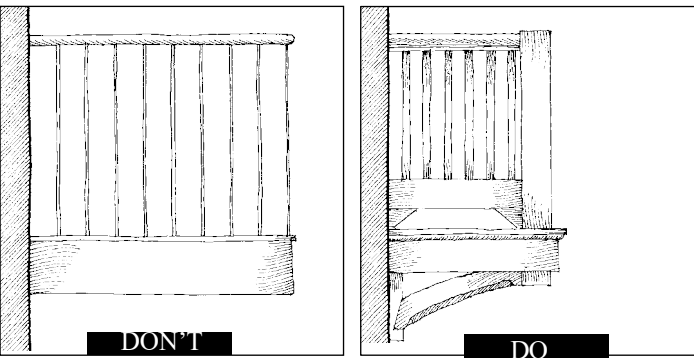
Ramona has historically used the simple vernacular columns that are less ornate steel with a simple cast capital and base. Do not use an overly ornate, classical column or an overly simple and cheap metal pole without capitals and a base. Overly ornate and overly simple are out of character with Ramona. Main Street architectural details are rustic and more vernacular than classical in their character.

h. Wood Railing (Advisory)



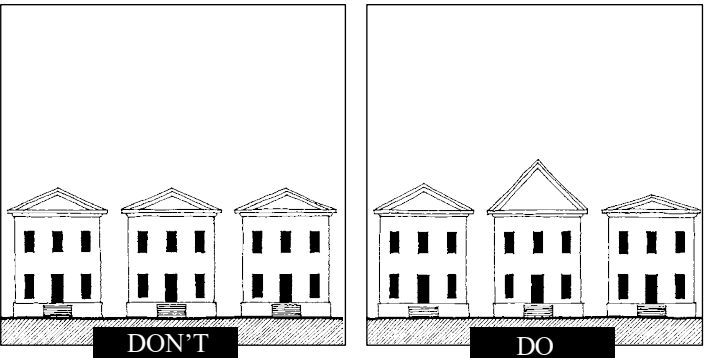
Ramona has historically used a well-proportioned wood railing composed of a standard contoured top rail, 1-1/4" square balusters, and a vertical 2 x 4 or 2 x 6 bottom rail with double chamfered top for draining. Do not use a heavier, more refined wood railing nor a cheap, too-simple railing. These extremes are out of character with the more rustic Ramona architectural detail character.

i. Balcony Brackets (8209.g)



Railing shall have both top and bottom rails clearing the floor. Balusters shall be centered on the rails and spaced no more than 4 inches apart. Balconies shall project no less than 3 feet from the face of the building and shall be visually supported by brackets. Balconies that are too deep or and unsupported by brackets appear threatening to fall down to those passing underneath.

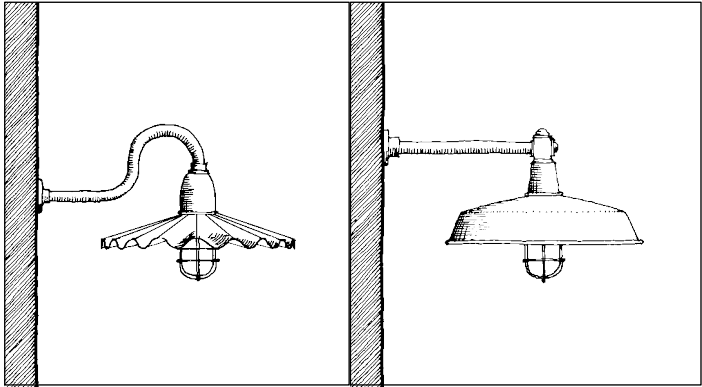
j. Roof Pitch and Slope Pattern (8209.h)



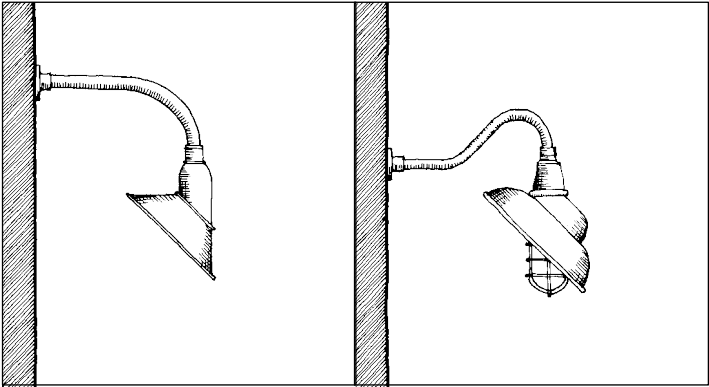
Ramona has historically used Frame Vernacular, California Bungalow and American Mercantile building types with a variety of roof shapes and slopes. Do not use a consistent slope along the entire street block face. All primary roof slopes should fall within a range of no greater than 20% and no less than 80% of the neighboring roof slopes. Flat roofs on Main Street are acceptable. Do maintain a regular and vertical opening (windows and entrances) pattern.

k. Exterior Lighting Fixtures (8211)

The **rippled and dome reflector lights** throws light straight down onto the bilding. A wide reflector opening throws light wider so fewer are required. These lights must be raised higher than the sign. These respect Dark Sky goals.



The large and small **angled reflector lights** throws light primarily back toward the building. A wide reflector opening throws light wider so fewer are required. Angle degrees may vary between 15 and 75 degrees.



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8743 Signage

- a. Applicable to New Buildings and Existing Buildings with improvements adding 120-square feet or more of new construction, permitted signage types shall conform to the specifications of Table 2.7 and shall be limited to five (5) sign types per each lot along the Primary Frontage in the first Lot Layer (See Table 2.7b) for location identification purposes.
- b. Existing signage review or signage not listed in this sub-section shall conform with the Form Based Code and follow the design review process §8704.
- c. One (1.0) square foot of signage area per every one (1.0) linear feet of Principle Building Frontage or Bay. If on a corner lot, the applicant shall choose which frontage is its primary frontage. Additional signage area may be granted for signs that contribute to the Building Design Standards rural town center quality found in §8741.
- d. Signage shall not exceed 120-square feet per total Primary Building, if the building size qualifies.
- e. The only signage area allowed within the second and third Lot Layer, and/or on Outbuildings are either one (1) Address or Nameplate Sign.
- f. **Address Signs** shall be limited to two (2) square feet total area and made easily visible through colors or materials that contrast with their background and shall be attached to the Principal Entrance of each unit they identify. Address sign(s) may be attached to off-site mailbox(s) by Exception to preserve the historic bucket mailbox character of the Colonnade.
- g. **Awning Signage** shall be limited to no more than 70 percent of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed (15) inches. Awning Signs shall contain only the business name, logo, and/or street address. Awning Signs may encroach into the Public Sidewalk Frontage.
- h. One (1) **Band Sign** limited to 70 percent of the width of the Building Facade shall be permitted for each building with a Commercial Use. Information shall consist of the name and/or logo of the business and allowed on streetscreens.
- i. **Blade Signs** shall be permitted only for Commercial Uses that have a Principal Entrance on the ground floor.
- j. One (1) **Blade Sign** shall be permitted only for each business if the Facade is no more than five (5) feet setback from the Principal Frontage Line. Blade Signs may encroach into the Public Sidewalk Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet in height, 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.
- k. **Marquees** are allowed by Exception only in the Old Town Sub Area, and shall be only located above the Principal Entrance of a building, and shall provide a minimum clearance of ten (10) feet, and may encroach into the Public Sidewalk Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.
- l. One (1) **Nameplate** per address limited to two (2) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance.
- m. Outdoor **Display Cases** shall not exceed six (6) square feet and shall not be internally illuminated.
- n. One (1) freestanding, double-sided, temporary **Sidewalk Sign** may be placed within the public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.
- o. One (1) **Window Sign** per window area shall not exceed 25 percent of the glass (See Table 2.7.f.), and shall contribute to the overall signage allotment. Window Signs shall not interfere with the ability of pedestrians and public safety personnel to see through windows into premises and view of product displays. Window signs may list services and/or products sold on the premises, and/or provide contact information, operating hours and other messages.
- p. Signage shall be externally illuminated, **Window Sign** may be neon lit and in conformance with Table 2.7. f.
- q. No signs are allowed above the highest portion of the building and no digital signs are allowed.
- r. Signage that is painted, and/or routed and/or sandblasted on metal and/or on the building facade shall be allowed a letter height of 18-inches maximum, unless set back more than 100-feet from the street frontage, then a letter height of 24-inches shall be permitted. All other letter heights shall conform with Table 2.7 letter height(s).
- s. **Monument Signs** for multiple tenants are allowed to be up to eight (8) feet wide and six (6) feet tall, excluding a base or pedestal up to 18-inches tall, and shall not exceed up to 48 square feet max. (Table 2.7.j). Single tenant Monument Signs are allowed to be up six (6) feet wide and five (5) feet tall, including the base or pedestal, and shall not exceed up to 30-square feet max.
- t. **Outdoor Menu Boards** Drive-Thru service are limited to two (2) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, unless screened or not visible from the right-of-way, then an Exception not exceeding six (6) feet tall may be considered.

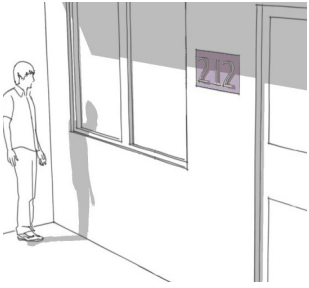






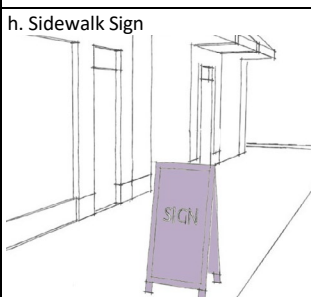
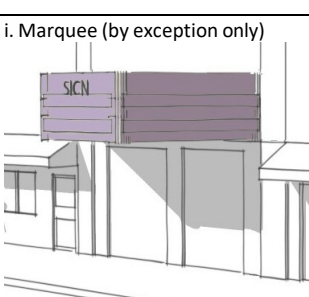
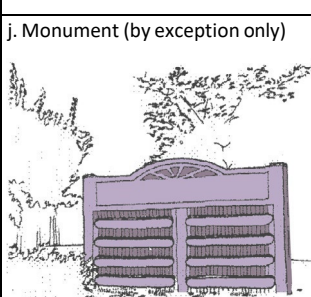
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- u. **Gas Station** pricing are limited to one (1) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall. Letter height shall be allowed a maximum letter height of 12-inches tall. No internal illumination other than letters and numbers shall be permitted.
- v. Temporary Signage, such as **Banners, Feathers** are permitted at a maximum four (4) feet wide by six (6) feet tall. The sign shall be limited to one (1) Special Event annually and 45-day display time frame, through the RDRB.
- w. **Murals** are considered Public Art and are exempt from signage requirements and allowed by Exception.
- x. **Logos** may be allowed on Architectural enhancements, such as on Streetscreens (see Table 2.8. h) Logos shall attribute to the total allotted signage.
- y. The use of any '**Blow Up**' signs with compressors, 'Hot Air Balloon' signs, and Spotlights (rotating or fixed) is not allowed.
- z. Internal **Directional signs** are limited to a maximum of three (3) per Lot and allowed to be a maximum of two (2) square feet.

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TABLE 2.7 RM-V5 SIGN STANDARDS

(GRAPHICS ARE ADVISORY)

SPECIFICATIONS			SPECIFICATIONS		
a. Address Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per address 2 sf. max. 24 in. max. 12 in. max. 3 in. max. 4.5 ft. min. Not Applicable 8 in. max. allowed on upper floor(s)	b. Nameplate Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per address 2 sf. max. 18 in max. 18 in max. 3 in max. 4 ft. max. 7 ft. max. 8 in. max. allowed on upper floor(s)
c. Outdoor Display Case 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per address 6 sf max. 3.5 ft. max. 3.5 ft. max. 5 in. max. 4 ft. max. 42 in max. 6 in min., 10 in max. allowed on upper floors. Allowed on streetscreens (see Table 2.8.h)	d. Blade Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per Facade, 2 max 6 sq. ft. 4 ft. max. 4 ft. max. 4 ft. max. 8 ft. min. upper storefront beam and/ or bottom of upper floor windows 10 in max. business name and logo only. Not allowed on upper floors
e. Band Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1, 2 for corner building 1 sq. ft. max. for every linear ft. of Building Facade between upper storefront beam max. to upper transom or display window. 3 ft. max. Not Applicable- No illuminated letters 10 ft. min. upper storefront beam 6 in min., 12 in max. business name and logo only. Allowed on Streetscreens (See Table 2.8.h)	f. Window Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per window every 12.5 linear feet max. 25% of glass max. varies varies on or behind glass 4 ft. max. bottom of transom or beam 10 in max. allowed on upper floors
g. Awning Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Valance Other	1 per window only on Valance width of Awning upper storefront beam max 4 ft. min. 8 ft. max. bottom of upper floor windows 6 in min., 10 in max. 15 in max. business name and logo allowed on valance only. Not allowed on upper floor(s)	h. Sidewalk Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per business 7,583 sf. max. 26 in max. 42 in max. not applicable not applicable 42 in max. 10 in max. not allowed on upper floors
i. Marquee (by exception only) 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per business Not Applicable width of entrance + 4' o.c. 50% Story height max. 4 ft. min., 10 ft. max. 10 ft. min. bottom of upper floor windows 12 in min., 18 in max. Only allowed by exception in Old Town. not allowed on upper floors	j. Monument (by exception only) 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per business 24 sq. ft. max. 72 in max. 48 in max. not applicable not applicable 48 in max. 10 in max. Base or pedestal shall not exceed 18-inches in height. Not allowed on upper floor(s)

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8745 Lighting

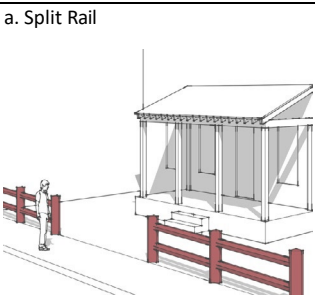
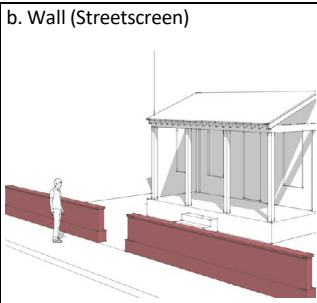
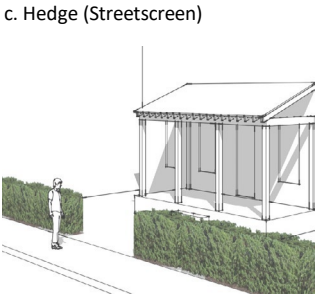
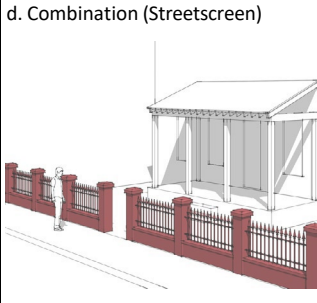
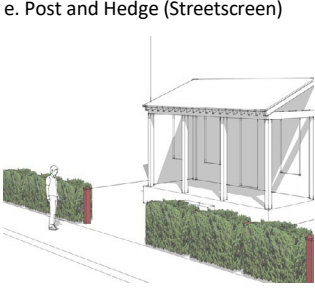
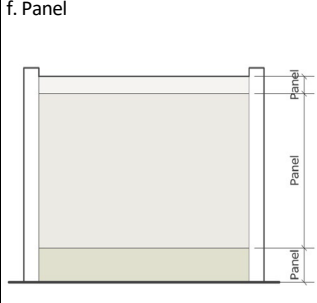
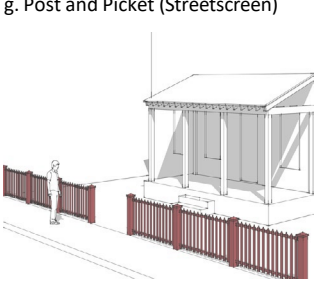

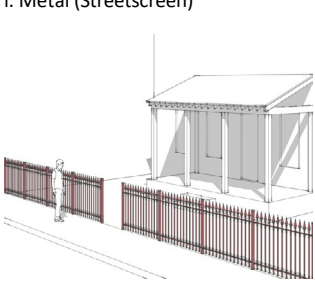
- a. Privately owned but publicly accessible spaces internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall not exceed 2.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and 12 feet elsewhere.
- e. Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.
- g. The Store Front Beam is the ideal location for awnings, signage and lighting elements illustrated on Table 2.6.k.

8747 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 2.8 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with Post Hedges shall be Setback 18 inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal, and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter
- d. Streetscreens are required for screening parking areas from thoroughfares. Specific designs shall be incorporated along the Primary Frontage Line and should follow these general patterns as illustrated on Table 2.8.h and §8741.f:
 - i. Streetscreens shall be located along the Primary and Secondary Frontage Lines.
 - ii. Streetscreens should continue the vertical and horizontal planes of the adjacent Building Facade(s)
 - iii. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

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TABLE 2.8 RM-V5 FENCING STANDARDS

SPECIFICATIONS			SPECIFICATIONS		
a. Split Rail 	Materials Finish Setback Height Location	wood or concrete paint, stain or natural 0" or 18" for landscape 3 ft. max. on Main Street. and 3 ft. min. - 6 ft. max. primary and secondary front setback	b. Wall (Streetscreen) 	Materials Finish Setback Height Location	stone, brick, stucco, block paint or natural 0" or 18" for landscape 3 ft. max. on Main Street, and 3 ft. min. or 6 ft. max. primary and secondary front setbacks
c. Hedge (Streetscreen) 	Materials Finish Setback Height Location	landscape natural 18" from edge of curb 3 ft. max. on Main Street, and 3 ft. min. - 6 ft. max. all setbacks	d. Combination (Streetscreen) 	Materials Finish Setback Height Location	stone, brick, stucco, block with Metal Panels paint or none / powder coat or paint 0" or 18" for landscape 3 ft. max. on Main Street and 3 ft. min. or 6 ft. max. all setbacks
e. Post and Hedge (Streetscreen) 	Materials Finish Setback Height Location	landscape and wood paint, stain or natural 18" from edge of curb 3 ft. mx. on Main Street and 3 ft. min. - 6 ft. max. all setbacks	f. Panel 	Materials Finish Setback Height Location	wood or metal paint or stain 0" or 18" for landscape 3 ft. min. to 6 ft. max. side and rear setbacks
g. Post and Picket (Streetscreen) 	Materials Finish Setback Height Location Picket Spacing	wood paint, stain or natural 0" or 18" for landscape 3 ft. max. on Main Street and 3 ft. min. - 6 ft. max. primary and secondary front setbacks ≤ 2.5 times width of picket	h. Streetscreen 	Materials Finish Setback Base Height Upper Cornice Line Height Location	stone, brick, stucco, block, wood and/or metal natural, paint or stain 0" or 18" for landscape 3.5 ft. min., and 6 ft. max. only w/out upper cornice line. 16 ft. max. with a 12 ft. max. open between matching building Cornice Line and Base. first lot layer along building frontage
i. Metal (Streetscreen) 	Materials Finish Setback Height Location Picket Spacing	aluminum or wrought iron powder coat or paint 0" or 18" for landscape 3 ft.. max. on Main Street. and 3 ft. min. - 6 ft. max. primary and secondary front setbacks ≤ 2.5 times width of picket			

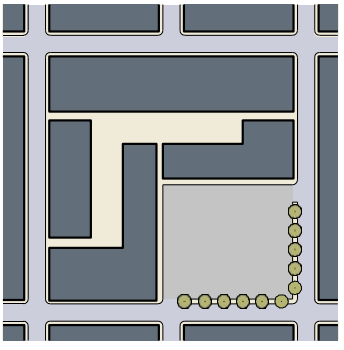
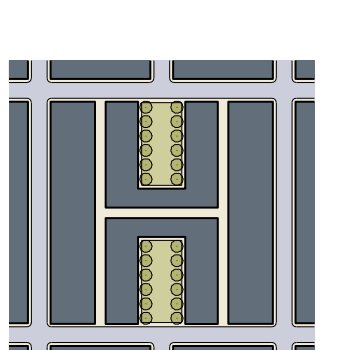
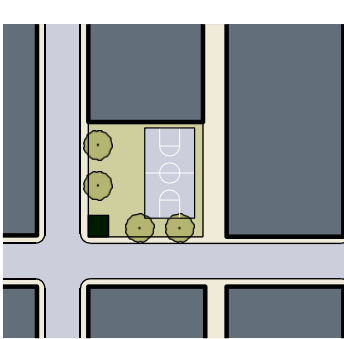
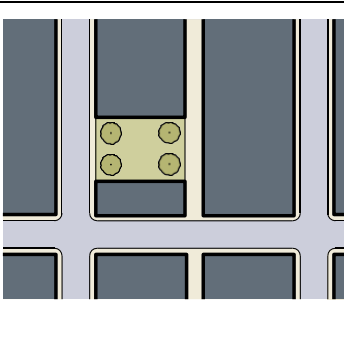
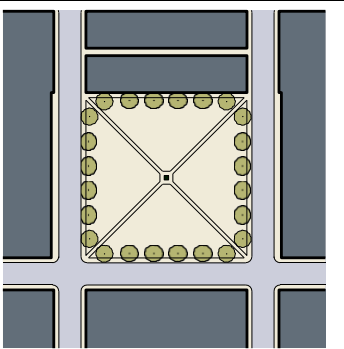
PART EIGHT: 8730 RM-V5 Center District

8749 Shared Civic Space

- a. Measured from Main Street Frontage, all new development exceeding 150 feet in length shall include at least one (1) Shared Civic Space type as generally described on Table 2.9 and shall be 2,000 square feet minimum.
- b. Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and/or second Lot Layer.
- c. Shared Civic Space types diagrammed on Table 2.9 are provided for illustrative purposes only, specific designs shall be prepared in accordance with the characteristics and description of each type listed.
- d. Shared Civic Spaces designed as a Plaza shall have a minimum of 25% of its perimeter fronting onto a Thoroughfare.
- e. These spaces may be combined with Stormwater Management facilities (§8739), such as Retention Basins, pool/fountain, Cisterns, Landscaped and Grated Tree Wells.
- f. Allow for individual building owners to install Civic Art, such as Murals, sculpture building ornament and curiosity items on their buildings and within the Lot that may be viewed by the public.
- g. Shared Civic Space areas shall be more than 2000 square feet minimum and shall be shaded by Canopy Trees at a rate of three (3) trees for every 1000 square feet of total area. See Table 8.7 for Canopy Tree species and characteristics.
- h. Shared Civic Space Landscape shall directly reference Landscape Standards §8737.
- i. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- j. Shrubs should be medium-sized, low-creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantana, Juniperus, Mahonia, Nerium oleander, Pittosporus, Photinia, Pyracantha, Rapiolopsis, Ribes and Rhus species.

PART EIGHT: 8730 RM-V5 Center District

TABLE 2.9 RM-V5 SHARED CIVIC SPACE TYPES

<p>a. Commercial Plaza A multi-purpose Open Space available for Civic purposes, Commercial activities and as flex parking space. The parking area is designed as a Plaza using permeable paving materials. A Commercial Plaza should be separated from adjacent Thoroughfares and spatially defined by a landscaped buffer including Street Trees. Minimum 2000 sq. ft. in area.</p>		<p>b. Close A semi-public Open Space available for unstructured recreation by those occupying the adjacent buildings. A Close is circumnavigated by a one-way private Thoroughfare with parking on one side. Landscape includes lawn and trees, formally disposed. May include ornamental species. This space may be combined with the Storm Water Storage Retention Basin Facility. Minimum 1000 sq. ft..</p>	
<p>c. Playground An Open Space available for recreation. A Playground provides play space for children and may be designed as stand alone spaces or a part of another Civic Space. 1000 sf ft. minimum space may be combined with the Storm Water Storage Retention Basin Facility. Importantly, this type of Playground is open to the public and access is not limited to entry via the Building Frontage.</p>			
<p>d. Court An Open Space available for unstructured recreation. A Court provides greenery and a place to sit outdoors for adults and is typically located within a Block/Lot. A minimum of 100 sf ft. in total area along secondary frontages. These spaces work well for adults in conjunction with a Playground for children in the same project area.</p>			
<p>e. Plaza An Open Space available for unstructured recreation and Civic purposes. Plazas are designed as part of a Block/Lot or located internal to a Block/Lot and spatially defined by surrounding buildings and Primary Thoroughfares. Landscape consists primarily of Hardscape and is a minimum 2000 sq. ft..</p>			

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(Amended by Ord. No. 10594 (N.S.) adopted 2-27-19)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

PART EIGHT: 8750 RM-V4 - General District

8750 RM-V4 General District Development Standards

8751 Lot

8752 Building and Land Use

Table 3.0 Permitted Uses

8753 Parking and Storage

Table 3.1 Required Parking Spaces

Table 3.2 Shared Use Parking Multiplier

Table 3.3 Parking Placement Standards

8754 Building Placement

8755 Building Height

8757 Design Standards

8759 Landscape

8760 Stormwater Management

Table 3.4 RM-V3 Summary Table

8761 Private Frontages

Table 3.5 Encroachment Specifications

8763 Signage

Table 3.6 Sign Standards

8765 Lighting

8767 Fencing

Table 3.7 Fencing Standards

8769 Shared Civic Space Types

Table 3.8 Civic Space Types

PART EIGHT: 8750 RM-V4 - General District

Lots located within the RM-V4 - General District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 3.5). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (8771). These Public Frontage Requirements are located in §8857 Public Realm - Thoroughfares.

8751 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50-feet measured at the Frontage Line along the Primary Thoroughfare.

8752 Building and Land Use

- a. Permitted Uses for Lots designated as RM-V4 are listed on Table 3.0.
- b. A Primary Building may share up to two (2) Uses.
- c. Lots designated as RM-V4 abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Center Zoning Map, Paso and Colonnade Sub-Area Maps, shall be subject to the following requirements:
 - i. Commercial Uses listed for RM-V4 on Table 3.0 shall be permitted.
 - ii. The first Lot Layer's ground floor Story shall be restricted to Commercial, Industrial, and/or Agricultural Uses (Table 3.0) and all Residential entrances shall not be allowed to front onto Main Street.
- d. The work quarters of Home Businesses shall be not be visible from the Public Frontage Line.
- e. Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego ZO §6980 excepting §6985 and §6986 and shall not exceed a height of 35-feet.
- f. New developments located on Main Street shall consist of a minimum 50-percent commercial space of the total square footage.
- g. New developments located off Main Street shall consist of a minimum 25-percent commercial space of the total square footage.

PART EIGHT: 8750 RM-V4 - General District

TABLE 3.0 PERMITTED USES

RESIDENTIAL	V4
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	
Low Barrier Navigation Center	R*
OFFICE	V4
Professional Office Space (Class A)	
COMMERCIAL	V4
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	R
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	m
Fleet Storage	m
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	R
Sales/Rentals (Heavy Equipment)	R
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	m
Business Equipment and Sales Services	R
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	R

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

R* Allowed by-right subject to the provisions of Section 6915

COMMERCIAL (continued)	V4
Convenience Sales and Service	R
Cottage Industries	R
Eating and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	R
Financial, Insurance and Real Estate	R
Funeral and Internment Services	
Cremating / Interning	M
Undertaking	A
Gasoline Sales	R
Laundry Services	R
Medical Services	R
Participant Sports and Recreation	
Indoor	R
Outdoor	m
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	A
Retail Sales	
General	R
Specialty	R
Scrap Operations	
Spectator Sport and Entertainment	
Limited	R
General (Private Gymnasium)	M
Swap Meets (not to exceed 5,000 sf)	M
Transient Habitation	
Campground	
Lodging	R
Resort	m
Wholesale Storage and Distribution	
Mini-Warehouse	A
Light	A
Heavy	M

INDUSTRIAL	V4
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V4
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V4
Mining and Processing	
Sire Preparation	M
CIVIC	V4
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	m
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	R
Law Enforcement Services	R
Lodge, Fraternal and Civic Assembly	R
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	R
Small Schools (50 or fewer students)	R

PART EIGHT: 8750 RM-V4 - General District

8753 Parking and Storage

- a. All parking areas and garages shall be located in the second and third Lot Layer as illustrated on Table 3.4.D.
- b. Driveways shall be no wider than 12 feet in the first Lot Layer.
- c. The minimum number of parking spaces required for each Use is specified on Table 3.1. Parking requirements shall only be adjusted as specifically indicated in this Section.
- d. The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided on-site, within the Lot.
- e. 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 3.2.
- f. Determination of required parking for Use combinations not listed on Table 3.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8705.b.
- g. The Shared-Use Parking multiplier may be used to reduce the total number of parking spaces required for combinations of Uses listed on Table 3.2.
- h. Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.
- i. Outdoor Storage. Loading and Service Areas shall be located in the second and third Lot Layers on Table 3.4.D Parking and Storage Diagram.
- j. Outdoor Storage shall be completely enclosed by a minimum six (6) feet to maximum eight (8) fence covered by a solid or opaque material, with the exclusion of Agricultural Equipment Storage Uses.
- k. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 3.1 V4 REQUIRED VEHICULAR PARKING SPACES

RESIDENTIAL	2.0 / dwelling
Studio Units <600 sf, and Accessory Dwelling Unit	1.0 / dwelling
Multi-family Guest Parking	0.5 / dwelling
COMMERCIAL ⁱ	4.0 / 1000 sq. ft.
Automotive and Equipment	3.0 / 1000 sq. ft.
Business Equipment and Sales Services	3.0 / 1000 sq. ft.
Medical Services	1.75 / bed capacity
Participant Sports and Recreation	1.0 / 4 total occupancy
Spectator Sport and Recreation	1.0 / 3 total occupancy
Swap Meets	4.0 / 1000 sq. ft.
Transient Habitation	1.0 / 2 guest room
Wholesale Storage and Distribution	1.0 / 500 sq. ft.
CIVIC	1.0 / 4 total occupancy
Clinical Services	1.0 / employee; 1.0 / exam room
Community Recreation	1.0 / 4 total occupancy
Child Care (and small schools)	1.0 / 300 sq. ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 4 total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Religious Assembly (More than 50 guests)	1.0 / 4 total occupancy
OFFICE (CLASS A)	3.5 / 1000 sq. ft.
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	1 / 300 sq. ft.

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

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

PART EIGHT: 8750 RM-V4 - General District

TABLE 3.2 SHARED-USE PARKING MULTIPLIER

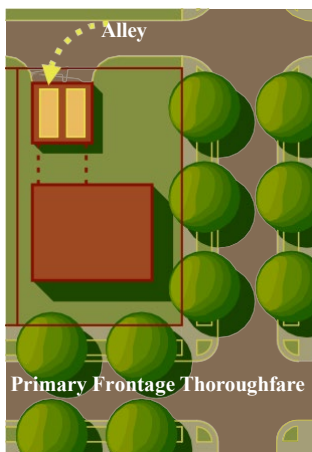
USE #1	USE #2	MULTIPLIER	<p>Example of Shared Parking Calculation:</p> <ol style="list-style-type: none"> Determine V5 Building(s) Land Uses per each Lot: <ol style="list-style-type: none"> Ground Floor Professional Services 2,000 sq. ft.: 3.5 Spaces per 1000 sq. ft. = 7 Parking Spaces Upper Floor Residential Units (2): 2 Spaces per Unit = 4 Parking Spaces Total Number of Parking Spaces Required = 11 Shared Parking Multiplier for Residential Use plus Professional Services (a typical office) = 70% Multiply 11 x .70 = 8 (rounded up to the nearest number) Minimum Number of Parking Spaces is 8 per Lot. <p>The rationale for Shared Parking is that during the day, when the Professionals Services is in use and needing parking spaces, the residences above will not be in use. This need is reversed after business hours when residents come home. Therefore, two parking spaces are shared on-site. In addition, each lot fronts a street that has on-street parking spaces. These spaces act as overflow and guest parking areas. Shared Parking Multiplier is the minimum amount of parking required and an owner may build above this minimum requirement.</p>
RESIDENTIAL	+ Convenience Sales and Service + Eating and Drinking Establishment + Food and Beverage Retail Sales + Laundry Services + Personal Services, General + Repair Services, Consumer + Retail Sales (all types)	80%	
RESIDENTIAL	+ Lodging	75%	
RESIDENTIAL	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	70%	
Convenience Sales and Service Eating and Drinking Establishment Food and Beverage Retail Sales Laundry Services Personal Services, General Repair Services, Consumer Retail Sales (all types)	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	80%	

TABLE 3.3 PARKING PLACEMENT STANDARDS (ADVISORY)

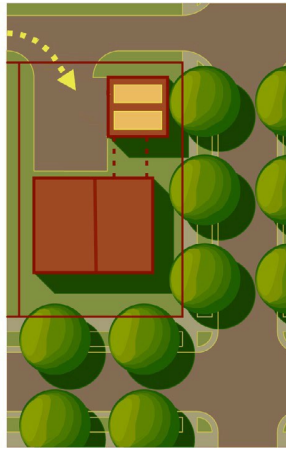
a. Parking Placement on the Lot Standards (Diagrams are Advisory)

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

i. Alley/Outbuilding



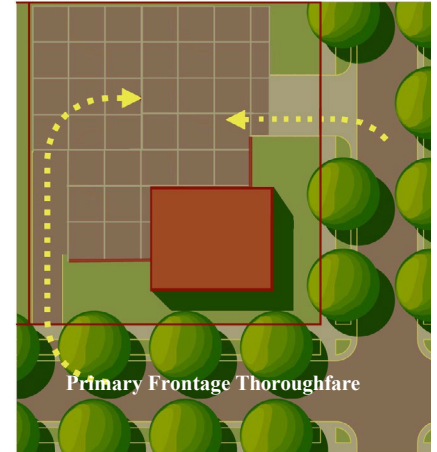
ii. Alley Parkingw/Mixed Use



iii. Front/Third Lot Layer



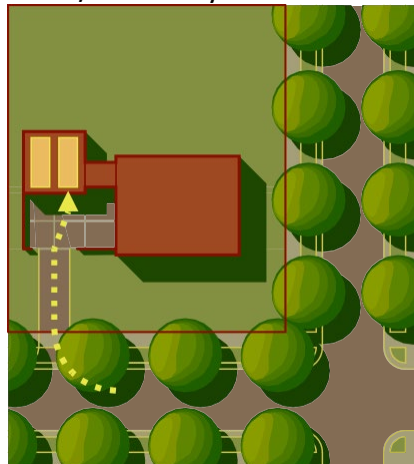
iv. Front and Side/Second and Third Lot Layer



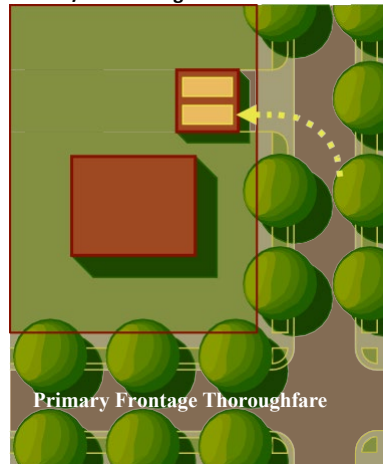
v. Front/First Lot Layer



vi. Front/Second Lot Layer



vii. Side/Outbuilding



PART EIGHT: 8750 RM-V4 - General District

8754 Building Placement

- a. Primary Buildings and Outbuildings may be built on each Lot (see Table 3.4B).
- b. Buildings shall be Setback in relation to the boundaries of their Lots as specified on Table 3.4B
- c. Primary Buildings shall be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building and/or an Attached Compact Building. (see Table 1.8).
- d. Lot coverage by Buildings and impermeable surfaces shall be a maximum of 70 percent of one (1) Lot area.
- e. Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 60 percent for two (2) combined Lot areas, and 50 percent for three combined Lot areas.
- f. Facade Build-out of Primary Building shall be a minimum of 60 percent of the Lot's width at the Front Setback.
- g. The Principle Entrance of any Primary Building shall be oriented towards the Frontage Line.
- h. Where Eucalyptus trees are planted along Main Street, the primary front yard setback shall be a minimum 15-feet and a maximum of 45-feet, by exception through the RDRB.

8755 Building Height

- a. The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height (see Table 3.4A).
- b. The maximum height of an Outbuilding shall be two (2) floors and 25-feet maximum height (see Table 3.4A).

8757 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.
- b. The color palette for each distinct property should have its paint-able elements painted different colors from any other property on either side of the block on which they are located, or if on a corner, also painted different from properties immediately across the street. Paint colors should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes. Note: Ramona Design Review Board recommends referencing Sherwin-Williams Historic Collection Classical, Arts & Crafts, and Victorian exterior palette.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly reflective colors, except on rooftops, shall not be used.
- c. Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.
- d. 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.
- e. All ground floor Facades shall be glazed with clear glass no less than 30 percent of the first Story, and follow this pattern:
 - i. Buildings with a first floor Commercial Use shall be glazed with clear glass no less than 70 percent of the first Story.
 - ii. Openings above the first Story shall not exceed 50 percent of the total building wall area, with each Facade being calculated independently.
- f. Streetscreens should be used to clearly define a Lot's un-built space (parking or civic space) fronting onto a Primary Thoroughfare, and follow this general pattern:
 - i. Streetscreens shall be of a similar design to the Facade of buildings they abut.
 - ii. Streetscreens shall be between three and a half (3.5) and six (6) feet in height. The Streetscreen should be of similar design as adjacent hedge or fencing, see Table 3.7.
- g. Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias.
- h. Buildings shall have gable, hip, shed or flat roofs, and follow these general patterns for each:
 - i. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or corrugated metal.
 - ii. Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.
 - iii. Buildings with flat or rear sloping shed roofs shall have a simple parapet a minimum of 42-inches high.
 - iv. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares and Primary Frontage.
 - v. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.
- i. Lots with a Main Street Frontage Residential Restriction Line designation, as shown on the Ramona Village Center Zoning District

PART EIGHT: 8750 RM-V4 - General District

Map (Map 2), and the Colonnade (Map 3) Sub-Area shall be subject to the following additional requirements:

- i. Buildings wider than 50-feet shall have their Facades divided into equally proportional bays between 12.5-feet to 25-feet to 37.5-feet to 50-feet in width (or of a similar rational proportion).
- 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 as outline in §8757.i.ii.
- iii. 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.

8759 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscaping Reference §8850)

- a. The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern.
- b. Privately owned but publicly accessible spaces (i.e.: Shared Civic Space) provided internal to any private Lot shall be designed per the Civic Space type characteristics outlined in Table 3.8.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 for every ten (10) parking spaces. See Table 8.6 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall integrate §8760 Stormwater management techniques.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Refer to County Zoning Ordinance §86.701 and Landscape Design Manual.
- g. Shrubs should be of medium sized, low creeping variety and shall include Calliandra, Ceanothus, Grevillea species, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosposum, Photinia, Pyracantha, Rapiolepis, Ribes, and Rhus species.

8760 Stormwater Management

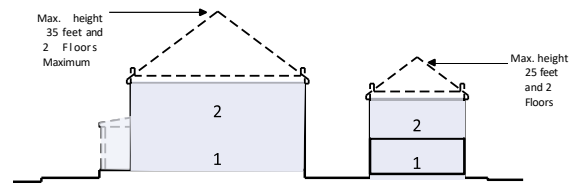
- a. Pervious Pavements may be used in all Lot Layers (see Table 3.4.d).
- b. Pervious Pavements may be used for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual.
- d. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.
- e. Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including, Tree Wells, Impervious Area Dispersion, and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

PART EIGHT: 8750 RM-V4 - General District

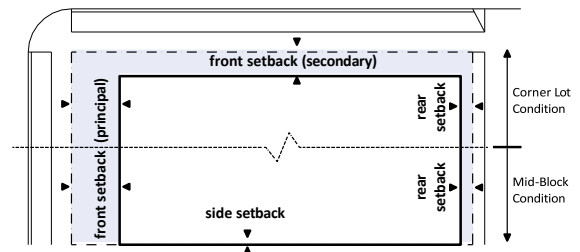
TABLE 3.4 RM-V4 SUMMARY TABLE

BUILDING PLACEMENT	
Freestanding Rural Building	permitted
Attached Compact Building	permitted
LOT OCCUPATION	
Lot Coverage	70%
Facade Buildout at Primary Front Setback	60% min.
PRINCIPAL BUILDING SETBACKS	
Primary Front Setback	(15 ft. min. 45 ft. max 8754.i) 2 ft. min. 15 ft. max.
Secondary Front Setback	2 ft. min. 15 ft. max.
Side Setback	0 ft. min. 24 ft. max.
Rear Setback	3 ft. min.
OUTBUILDING SETBACKS	
Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.
BUILDING HEIGHT (FLOORS/FEET)	
Principal Building	2 max. 35 ft. max.
Outbuilding	2 max. 25 ft. max.
ENCROACHMENTS	
i. Within Setback Encroachments	
Open Porch	not permitted
Balcony and/or Bay Window	100% max.
Stoop or Terrace	100% max.
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	100% max.
iii. Encroachment Depths	
Porch	not permitted
Gallery	10 ft. min.
Arcade	12 ft. min.
PARKING LOCATION	
2nd Layer	permitted
3rd Layer	permitted
STORAGE LOCATION	
2nd Layer	permitted
3rd Layer	permitted

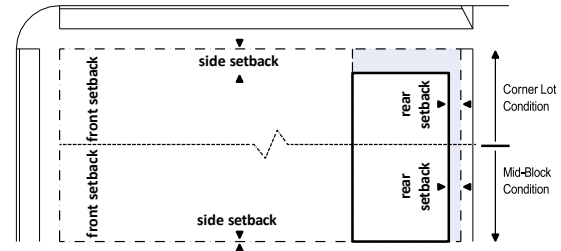
A. BUILDING HEIGHT DIAGRAM



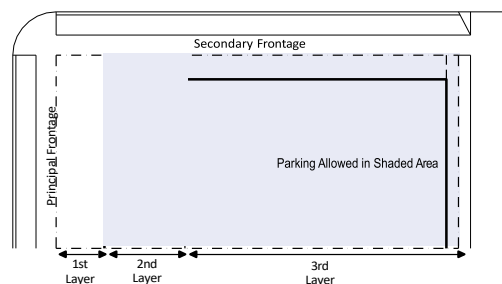
B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM

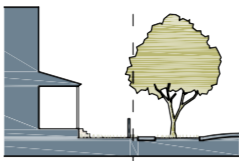
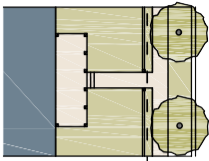

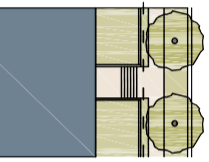
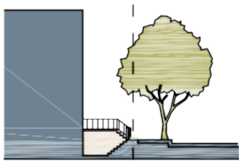
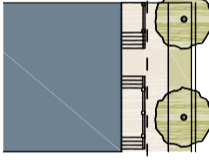
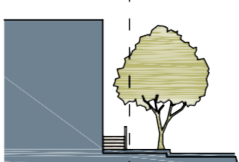
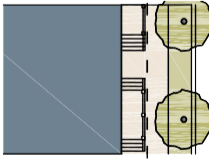
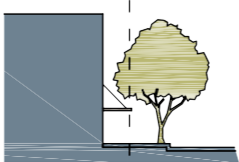
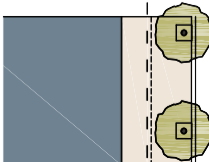


PART EIGHT: 8750 RM-V4 - General District

8761 Private Frontages

- Open Porches, Common Yards, Stoops, Terraces, Balconies and bay windows may Encroach within the first Lot Layer 50% of its depth.
- Awnings may Encroach within the Public Sidewalk.
- All Frontages shall be in conformance with Table 3.5.

TABLE 3.5 RM-V4 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					80% max	not permitted	3 ft. height max. 8 ft depth min.
b. Porch: a roof covered, raised platform at the entrance to a building					80% max	not permitted	not applicable
c. Terrace: an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					80% min	not permitted	not applicable
d. Stoop: an exterior stair and landing leading to an elevated first Story of a building.					80% min	not permitted	3 ft. height max. 5 ft. depth min.
e. Awning: a window covering attached to an exterior wall of a building.					80% min	to within 2 ft. of the Curb	8 ft. clearance 0 ft height max 8 ft. depth

PART EIGHT: 8750 RM-V4 - General District

8763 Signage

- a. Applicable to New Buildings and Existing Buildings with improvements adding 120-square feet or more of new construction, permitted signage types shall conform to the specifications of Table 3.6 and shall be limited to five (5) sign types per each lot along the Primary Frontage in the first Lot Layer (See Table 3.4D) for location identification purposes.
- b. Existing signage review or signage not listed in this sub-section shall conform with the Form Based Code and follow the design review process §8704 .
- c. 0.75-square foot of signage area per every one (1) linear feet of Principle Building Frontage or Bay. A maximum of 90-square feet of total signage is allowed with buildings of 120-lineal feet of frontage or longer per Lot on both the ground floor and upper floors in first and second Lot Layers. If on a corner Lot, the applicant shall choose which frontage is its primary frontage.
- d. Signage shall not exceed 120-square feet per total Primary Building, if the building size qualifies.
- e. The only signage area allowed within the second and third Lot Layer, and/or on Outbuildings are either one (1) Address or Nameplate Sign.
- f. **Address Signs** shall be limited to two (2) square feet total area and made easily visible through colors or materials that contrast with their background and shall be attached to the Principal Entrance of each unit they identify. Address sign(s) may be attached to off-site mailbox(s) by Exception to preserve the historic bucket mailbox character of the Colonnade.
- g. **Awning Signage** shall be limited to no more than 70-percent of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed (15) inches. Awning Signs shall contain only the business name, logo, and/or street address. Awning Signs may encroach into the Public Sidewalk Frontage.
- h. One (1) **Band Sign** limited to 70-percent of the width of the Building Facade shall be permitted for each building with a Commercial Use. Information shall consist of the name and/or logo of the business and allowed on streetscreens.
- i. **Blade Signs** shall be permitted only for Commercial Uses that have a Principal Entrance on the ground floor.
- j. One (1) **Blade Sign** shall be permitted only for each business if the Facade is no more than five (5) feet setback from the Principal Frontage Line. Blade Signs may encroach into the Public Sidewalk Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet in height, 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.
- k. **Marquees** are allowed by Exception only in the Old Town Sub Area, and shall be only located above the Principal Entrance of a building, and shall provide a minimum clearance of ten (10) feet, and may encroach into the Public Sidewalk Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.
- l. One (1) **Nameplate** per address limited to two (2) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance.
- m. Outdoor **Display Cases** shall not exceed six (6) square feet and shall not be internally illuminated.
- n. One (1) freestanding, double-sided, temporary **Sidewalk Sign** may be placed within the public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.
- o. One (1) **Window Sign** per window area shall not exceed 25-percent of the glass (See Table 2.7.f.), and shall contribute to the overall signage allotment. Window Signs shall not interfere with the ability of pedestrians and public safety personnel to see through windows into premises and view of product displays. Window signs may list services and/or products sold on the premises, and/or provide contact information, operating hours and other messages.
- p. Signage shall be externally illuminated, **Window Sign** may be neon lit and in conformance with Table 2.7 f.
- q. No signs are allowed above the highest portion of the building and no digital signs are allowed.
- r. Signage that is painted, and/or routed and/or sandblasted on metal and/or on the building facade shall be allowed a letter height of 18-inches maximum, unless set back more than 100-feet from the street frontage, then a letter height of 24-inches shall be permitted. All other letter heights shall conform with Table 2.7 letter height(s).
- s. **Monument Signs** for multiple tenants are allowed to be up to eight (8) feet wide and six (6) feet tall, excluding a base or pedestal up to 18-inches tall, and shall not exceed up to 48 square feet max. (Table 3.6).
- t. **Outdoor Menu Boards** for Drive-Thru service are limited to two (2) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, not exceeding six (6) feet tall, unless screened or not visible from the right-of-way, then an Exception may be considered.

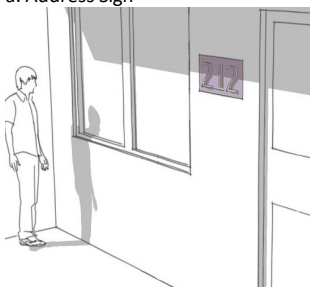






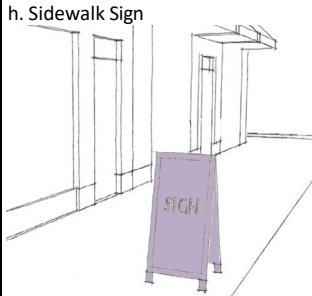
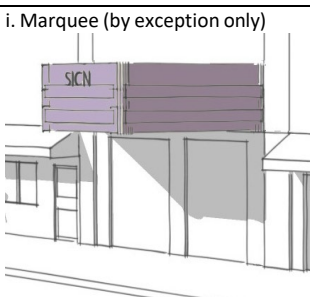
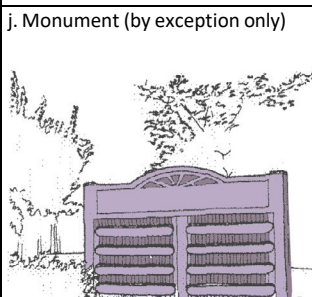
PART EIGHT: 8750 RM-V4 - General District

- u. **Gas Station** pricing are limited to one (1) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, not exceeding six (6) feet tall. Letter height shall be allowed a maximum letter height of 12-inches tall. No internal illumination other than letters and numbers shall be permitted.
- v. Temporary Signage, such as **Banners, Feathers** are permitted at a maximum four (4) feet wide by six (6) feet tall. The sign shall be limited to one (1) Special Event annually and 45-day display time frame, by right through the RDRB.
- w. **Murals** are considered Public Art and are exempt from signage requirements and allowed by Exception.
- x. **Logos** may be allowed on Architectural enhancements, such as on Streetscreens (see Table 2.8. j h) Logos shall attribute to the total allotted signage.
- y. The use of any '**Blow Up**' signs with compressors, 'Hot Air Balloon' signs, and Spotlights (rotating or fixed) is not allowed.
- z. Internal **Directional signs** are limited to a maximum of three (3) per Lot and allowed to be a maximum of two (2) square feet.

PART EIGHT: 8750 RM-V4 - General District

TABLE 3.6 RM-V4 SIGN STANDARDS

(GRAPHICS ARE ADVISORY)

SPECIFICATIONS		SPECIFICATIONS	
a. Address Sign 	Quantity 1 per address Area 2 sf max. Width 24 in max. Height 12 in max. Depth / Projection 3 in max. From Sidewalk Clearance 4.5 ft min. Apex Not Applicable Letter Height 8 in max. Other allowed on upper floor(s)	b. Nameplate Sign 	Quantity 1 per address Area 2 sf max. Width 18 in max. Height 18 in max. Depth / Projection 3 in max. From Sidewalk Clearance 4 ft max. Apex 7 ft max. Letter Height 8 in max. Other allowed on upper floor(s)
c. Outdoor Display Case 	Quantity 1 per address Area 6 sf max. Width 3.5 ft max. Height 3.5 ft max. Depth / Projection 5 in max. From Sidewalk Clearance 4 ft max. Apex 42 in max. Letter Height 6 in min., 10 in max. Other allowed on upper floors. Allowed on streetscreens (see Table 2.8.h)	d. Blade Sign 	Quantity 1 per Facade, 2 max Area 6 sq ft. Width 4 ft max. Height 4 ft max. Depth / Projection 4 ft max. From Sidewalk Clearance 8 ft min. Apex upper storefront beam and/or bottom of upper floor windows Letter Height 10 in max. Other business name and logo only. Not allowed on upper floors
e. Band Sign 	Quantity 1, 2 for corner building Area 1 sq ft max for every linear ft of Building Facade Width between upper storefront beam max to upper transom or display window. Height 3 ft max. Depth / Projection Not Applicable - No illuminated letters From Sidewalk Clearance 10 feet min. Apex upper storefront beam Letter Height 6 in min., 12 in max. Other business name and logo only. Allowed on Streetscreens (See Table 2.8.h)	f. Window Sign 	Quantity 1 per window every 12.5 linear feet max. Area 25% of glass max. Width varies Height varies Depth / Projection on or behind glass From Sidewalk Clearance 4 ft max. Apex bottom of transom or beam Letter Height 10 in max. Other allowed on upper floors
g. Awning Sign 	Quantity 1 per window Area only on Valance Width width of Awning Height upper storefront beam max Depth / Projection 4 ft min. From Sidewalk Clearance 8 ft max. Apex bottom of upper floor windows Letter Height 6 in min, 10 in max Valance 15 in max. Other business name and logo allowed on valance only. Not allowed on upper floor(s)	h. Sidewalk Sign 	Quantity 1 per business Area 7.583 sf max. Width 26 in max. Height 42 in max. Depth / Projection not applicable From Sidewalk Clearance not applicable Apex 42 in max. Letter Height 10 in max. Other not allowed on upper floors
i. Marquee (by exception only) 	Quantity 1 per business Area Not Applicable Width width of entrance + 4' o.c. Height 50% Story height max Depth / Projection 4 ft min, 10 ft max. From Sidewalk Clearance 10 feet min. Apex bottom of upper floor windows Letter Height 12 in min, 18 in max. Other Only allowed by exception in Old Town. not allowed on upper floors	j. Monument (by exception only) 	Quantity 1 per business Area 24 sq ft max. Width 72 in max. Height 48 in max. Depth / Projection not applicable From Sidewalk Clearance not applicable Apex 48 in max. Letter Height 10 in max. Other Base or pedestal shall not exceed 18-inches in height. Not allowed on upper floor(s)

PART EIGHT: 8750 RM-V4 - General District

8765 Lighting

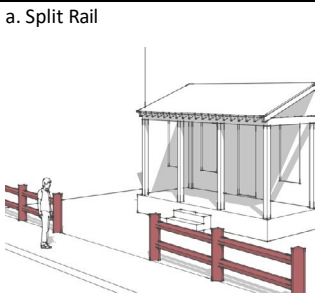
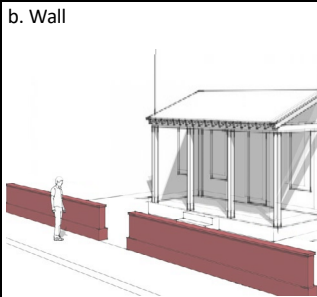
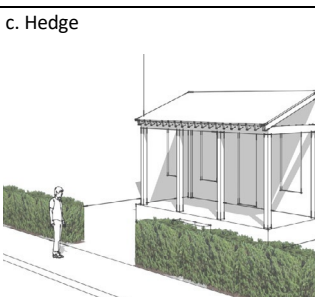
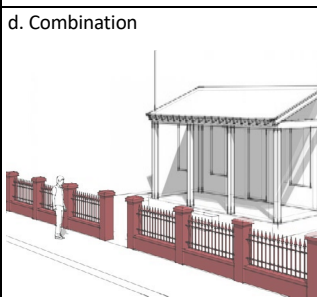
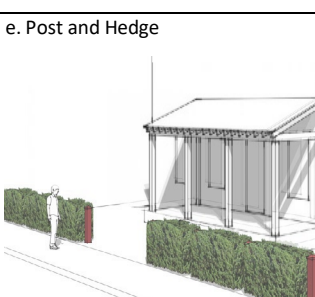
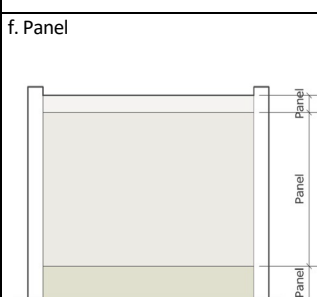
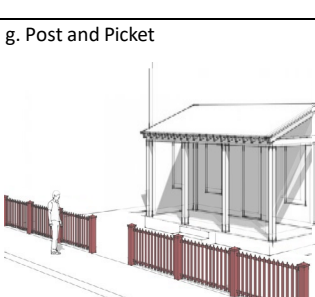
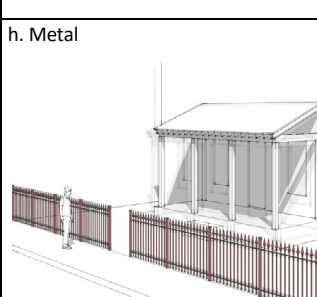
- a. Privately owned but publicly accessible spaces provided internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall exceed 1.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and elsewhere.
- e. Along walkways, low-level lighting in the form of a bollard or fixture should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.

8767 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 3.7 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with post hedges shall be setback 18 inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined Fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

PART EIGHT: 8750 RM-V4 - General District

TABLE 3.7 RM-V4 FENCING STANDARDS

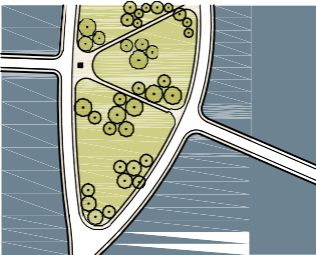

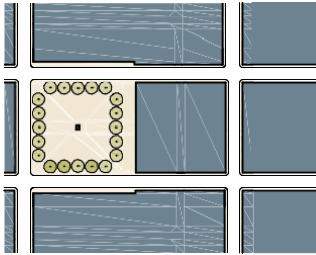
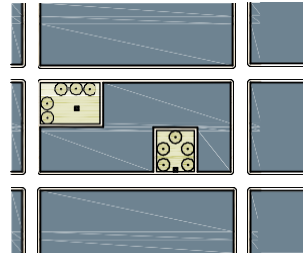
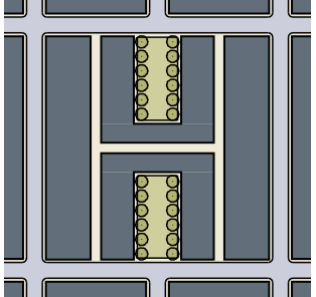
SPECIFICATIONS			SPECIFICATIONS		
a. Split Rail		Materials	wood or concrete	b. Wall	
		Finish	paint, stain or natural		
c. Hedge		Setback	0" or 18" for landscape	d. Combination	
		Height	3 ft. min. - 6 ft. max.		
e. Post and Hedge		Location	primary and secondary front setbacks	f. Panel	
g. Post and Picket		Materials	landscape	h. Metal	
		Finish	natural		
		Setback	18" from edge of curb		
		Height	3 ft. min. - 6 ft. max.		
		Location	all setbacks		
		Picket Spacing	≤ 2.5 times width of picket		

PART EIGHT: 8750 RM-V4 - General District

8769 Shared Civic Space

- Measured from Main Street Frontage Line (in Colonnade Sub-Area only), all new development exceeding 300 feet in length shall include at least one (1) Shared Civic Space type as generally described on Table 3.8.
- Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and second Lot Layer.
- Shared Civic Space types diagrammed on Table 3.8 are provided for illustrative purposes only, specific designs shall be prepared in accordance with the characteristics and description of each type listed.
- Shared Civic Space designed as a Plaza shall have a minimum of 25% of its perimeter fronting onto a Thoroughfare.
- These spaces may be combined with Stormwater Management facilities (8760), such as Retention Basins, pool/fountain, Cisterns, Landscaped and Grated Tree Wells.
- Allow for individual building owners to install Civic Art, such as Murals, sculpture building ornament and curiosity items on Buildings and within the Lot that may be viewed by the public.
- Shared Civic Space areas shall be more than 2000 square feet minimum and shall be shaded by Canopy Trees at a rate of six (6) trees per every 2,000 square feet of total area. See Table 8.7 for Canopy Tree species and characteristics.
- Shared Civic Space landscape shall directly reference Landscape Standards §8759.

TABLE 3.8 RM-V4 CIVIC SPACE TYPES (ADVISORY)

<p>a. Green An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. Sections of a Green may be designed specifically for the recreation of children. Minimum 5-acres.</p>		<p>b. Playground An Open Space available for unstructured recreation. A Playground provides play space for children and may be designed as stand alone spaces or a part of another Civic Space. Minimum 1,000 sq. ft.</p>	
<p>c. Court A semi-public Open Space available for unstructured recreation by those occupying the adjacent buildings. Access to abutting residential Lots is from a sidewalk that circumnavigates a central landscaped area. Landscape consists of lawn and trees, formally disposed. May include ornamental species. Minimum 1,000 sq. ft.</p>		<p>d. Pocket Park An Open Space available for unstructured recreation. A pocket park provides greenery and a place to sit outdoors for adults and is typically located within a Block/Lot. Minimum 1,000 sq. ft.</p>	
<p>e. Close A semi-public Open Space available for unstructured recreation by those occupying the adjacent buildings. A Close is circumnavigated by a one-way Thoroughfare with parking on one side. Landscape includes lawn and trees, formally disposed. May include ornamental species. Minimum 1,000 sq. ft.</p>			

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(Amended by Ord. No. 10594 (N.S.) adopted 2-27-19)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

PART EIGHT: 8770 RM-V3 Edge District

8770 RM-V3 Edge District Development Standards

8771 Lot

8772 Building and Land Use

Table 4.0 Permitted Uses

8773 Parking and Storage

Table 4.1 Required Parking Spaces

Table 4.2 Shared Parking Multiplier

Table 4.3 Parking Placement Standards

8775 Building Placement

8777 Building Height

8779 Design Standards

8780 Landscape

8781 Stormwater Management

Table 4.4 RM-V3 Summary Table

8783 Private Frontages

Table 4.5 Encroachment Specifications

8785 Signage

Table 4.6 Sign Standards

8787 Lighting

8789 Fencing

Table 4.7 Fencing Standards

PART EIGHT: 8770 RM-V3 Edge District

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

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

8771 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary Thoroughfare.

8772 Building and Land Use

- a. Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Buildings (see Table 1.7).
- b. Lots designated as RM-V3 on the Ramona Village Core Zoning Map or the Colonnade Area Zoning Map shall be restricted to the following requirements:
 - i. Lots and buildings shall be restricted to Use categories in Table 4.0 only.
- c. Wireless Telecommunication Facilities and Towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and shall not exceed a height of 35 feet.

PART EIGHT: 8770 RM-V3 Edge District

TABLE 4.0 PERMITTED USES

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

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

R* Allowed by-right subject to the provisions of Section 6915.

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

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

PART EIGHT: 8770 RM-V3 Edge District

8773 Parking and Storage

- a. The required number of parking spaces per general Land Use are as specified on Table 4.1.
- b. Driveways shall be no wider than 18 feet in the first Lot Layer.
- c. Open parking areas shall be located in the second and third Lot Layers (See Table 4.3). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.
- d. Garages shall be located in the third Lot Layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.
- e. For Lots with more than one Use (i.e. Shared Uses), the total number of parking spaces required may be adjusted downward using the parking occupancy calculation of Table 4.2.
- f. Determination of required parking for Use combinations not listed on Table 4.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8705.b.
- g. Outdoor Storage shall be located in the second and third Lot Layers on Table 4.4.D Parking and Storage Diagram.
- h. Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fences.
- i. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 4.1 V3 REQUIRED VEHICULAR PARKING SPACES

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

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

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

PART EIGHT: 8770 RM-V3 Edge District

TABLE 4.2 SHARED-USE PARKING MULTIPLIER

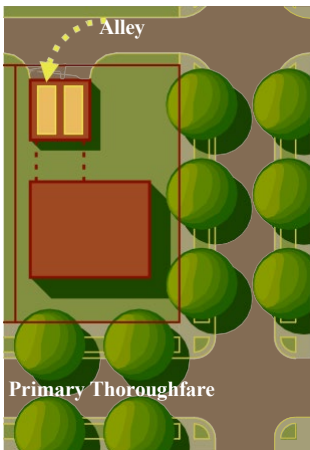
USE #1	USE #2	MULTIPLIER	<p>Example of Share Parking Calculation:</p> <ol style="list-style-type: none"> Determine V3 Building(s) Land Uses per each Lot: <ol style="list-style-type: none"> Ground Floor Professional Services 2,000 sq. ft.: 3 Spaces per 1000 sq. ft. = 6 Parking Spaces Upper Floor Residential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

TABLE 4.3 PARKING PLACEMENT STANDARDS (ADVISORY)

a. Parking Placement on the Lot Standards

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

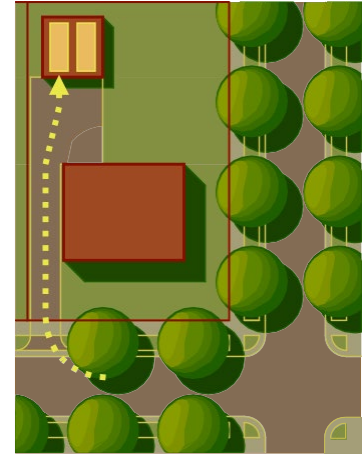
i. Alley/Outbuilding



ii. Alley/Park Beside



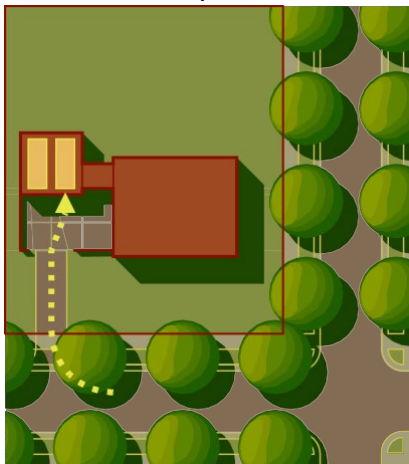
iii. Front/Third Lot Layer



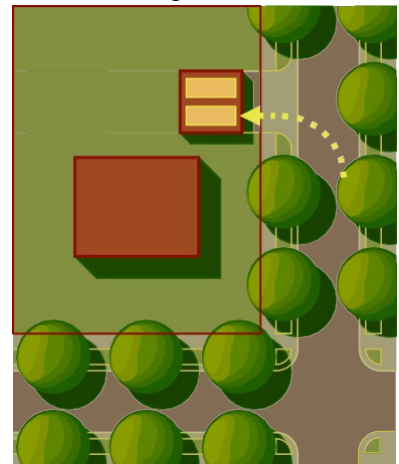
iv. Front/First Lot Layer



v. Front/Second Lot Layer



vi. Side/Outbuilding



PART EIGHT: 8770 RM-V3 Edge District

8775 Building Placement

- a. Primary Buildings and Outbuildings may be built on each Lot (see Table 4.4.B).
- b. Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 4.4.B.
- c. Primary Buildings may be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building (see Table 1.8.a).
- d. Lot coverage by Buildings and impermeable surfaces shall be a maximum of 60% of the Lot area.
- e. Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 50% for two (2) combined Lot areas, and 40% for three combined Lot areas.
- f. Facade Build-out of Primary Building Facades shall be a minimum of 40% of the Lot's width at the Front Setback.
- g. The Principal Entrance of any Primary Building shall be oriented towards a Frontage Line.

8777 Building Height

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

8779 Building Design Standards (From Building Base to Roof)

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

8780 Landscape

- a. The first Lot Layer should not be paved, with exclusion of Driveways as specified in §8705(a) and walkways, leading to Principal Entrances.
- b. Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to the natural character of Santa Maria Creek.
- c. Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.7 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall integrate §8781 stormwater management techniques.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Shrubs should be of medium sized, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.

PART EIGHT: 8770 RM-V3 Edge District

8781 Stormwater Management

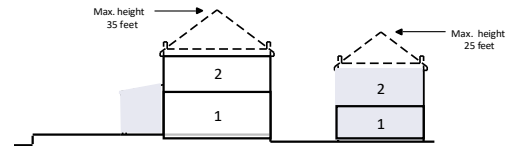
- a. Pervious Pavements may be used in all Lot Layers (see Table 4.4.d).
- b. Pervious Pavements may be used for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual.
- d. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.
- e. Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including Tree Wells, Impervious Area Dispersion, and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

PART EIGHT: 8770 RM-V3 Edge District

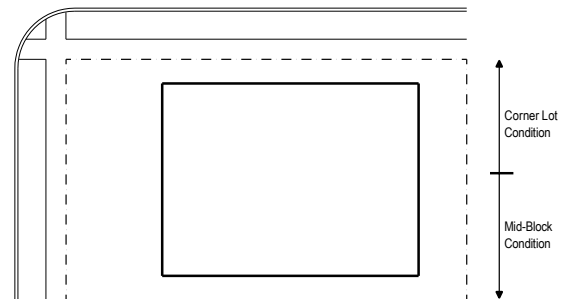
TABLE 4.4 RM-V3 SUMMARY TABLE

BUILDING PLACEMENT	
Freestanding Rural Building	permitted
Attached Compact Building	not permitted
LOT OCCUPATION	
Lot Coverage	60% max.
Facade Buildout at Primary Front Setback	40% min.
PRINCIPAL BUILDING SETBACKS	
Primary Front Setback	24 ft. min.
Secondary Front Setback	12 ft. min.
Side Setback	12 ft. min.
Rear Setback	3 ft min.
OUTBUILDING SETBACKS	
Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.
BUILDING HEIGHT (FLOORS/FEET)	
Principal Building	2 max. 35 feet max.
Outbuilding	2 max. 35 feet max.
ENCROACHMENTS	
i. Within Setback Encroachments	
Open Porch	50% max.
Balcony and/or Bay Window	25% max.
Stoop or Terrace	not permitted
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	not permitted
iii. Encroachment Depths	
Porch	8 ft min.
Gallery	not permitted
Arcade	not permitted
PARKING LOCATION	
2nd Layer	permitted
3rd Layer	permitted
STORAGE LOCATION	
1st Layer	permitted
3rd Layer	permitted
3rd Layer	permitted

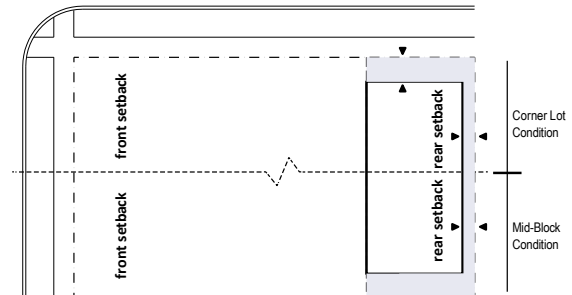
A. BUILDING HEIGHT DIAGRAM



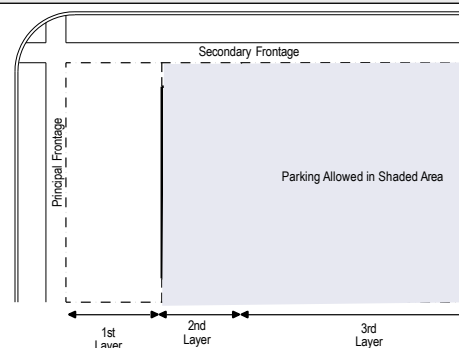
B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM


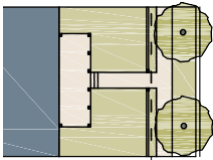

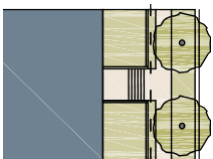

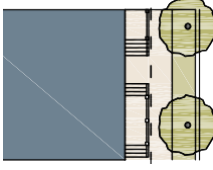


PART EIGHT: 8770 RM-V3 Edge District

8783 Private Frontages

- a. Open Porches may Encroach the within first Lot Layer 50% of its depth as specified on Table 4.5.
- b. Balconies and bay windows may Encroach within the first Lot Layer 25% of its depth except that Balconies on Porch roofs shall Encroach the same depth as the Porch.

TABLE 4.5 RM-V3 ENCROACHMENT SPECIFICATIONS

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

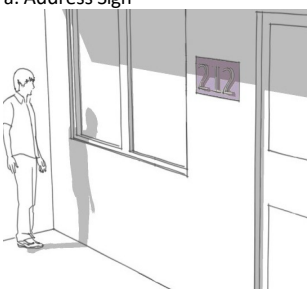


PART EIGHT: 8770 RM-V3 Edge District

8785 Signage

- Address Signs shall be permitted for all Uses. Nameplate Signs and Outdoor Display Cases shall be permitted for all Commercial (Retail, Lodging, and Office) Uses and limited to two (2) sign types per each Lot along the Primary Frontage in the first Lot Layer (Table 1.7).
- Signage shall be designed according to Table 4.6.
- Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to a mailbox and may be attached to an off-site mailbox by Exception in order to preserve the historic bucket mailbox character of the Colonnade.
- One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principal Entrance of any building with a Commercial Use.
- Outdoor Display Cases shall not exceed six (6) square feet and shall not be internally illuminated.

TABLE 4.6 RM-V3 SIGN STANDARDS

(GRAPHICS ARE ADVISORY)

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

PART EIGHT: 8770 RM-V3 Edge District

8787 Lighting

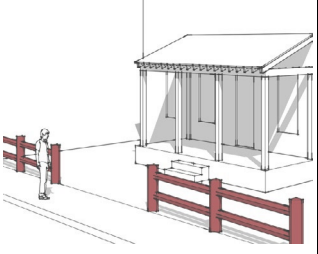
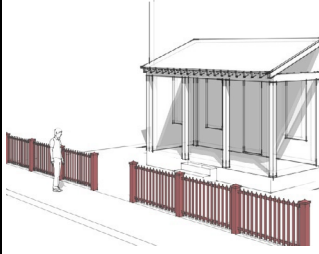
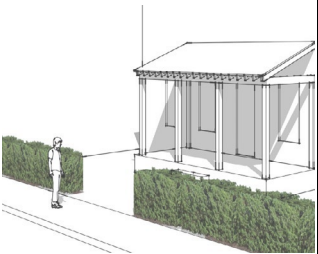
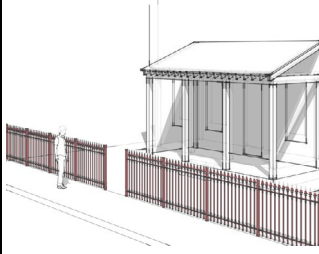
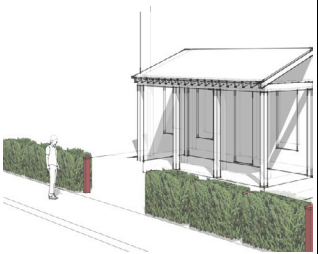
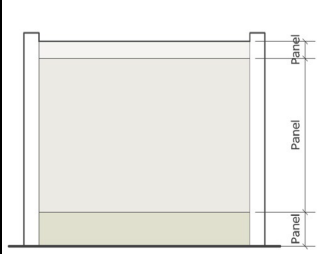
- a. Lighting shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and 12 feet elsewhere.
- e. Along walkways, low-level lighting in the form of a bollard or fixture should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.

8789 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 4.7 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with post hedges shall be setback 18 inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

PART EIGHT: 8770 RM-V3 Edge District

TABLE 4.7 RM-V3 FENCING STANDARDS

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

(Amended by Ord. No. 10594 (N.S.) adopted 2-27-19)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

PART EIGHT: 8790 *RM-V2 Rural District*

8790 RM-V2 Rural District Development Standards

8791 Lot

8792 Building and Land Use

Table 5.0 Permitted Uses

8793 Parking and Storage

Table 5.1 Required Parking Spaces

Table 5.2 Parking Placement Standards

8795 Building placement

8797 Building Height

8799 Building Design Standards

8800 Landscape

8801 Stormwater Management

Table 5.3 RM-V2 Summary Table

8803 Private Frontages

Table 5.4 Encroachment Specifications

8805 Signage

Table 5.5 Sign Standards

8807 Lighting

8809 Fencing

Table 5.6 Fencing Standards

PART EIGHT: 8790 RM-V2 Rural District

Lots located within the RM-V2 - Rural District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 5.4). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (§8811). These Public Frontage requirements are located in §8857 Public Realm - Thoroughfares.

8791 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary Thoroughfare.

8792 Building and Land Use

- a. Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Building. (see Table 1.7)
- b. Lots designated as RM-V2 on the Ramona Village Core Zoning Map shall be restricted to the following requirements
 - i. Lots and buildings shall be restricted to combining two (2) Permitted Use categories on Table 5.0 only.
 - ii. The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7).
- c. Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.

PART EIGHT: 8790 RM-V2 Rural District

TABLE 5.0 PERMITTED USES

RESIDENTIAL	V2
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	M
Group Residential	M
Mobile Home Residential	M
Low Barrier Navigation Center	R*
OFFICE	V2
Professional Office Space (Class A)	
COMMERCIAL	V2
Administrative and Professional Service	
Agricultural and Horticultural Sales	
Agricultural Sales	M
Horticultural Sales	M
Agricultural Services	
Animal Sales and Services	
Auctioning	M
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	
Fleet Storage	
Parking	
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	
Communication Services	
Construction Sales and Personal Service	

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

R* Allowed by-right subject to the provisions of Section 6915.

COMMERCIAL (continued)	V2
Convenience Sales and Service	
Cottage Industries	m
Eating and Drinking Establishment	m
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	m
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	m
Participant Sports and Recreation	
Indoor	m
Outdoor	M
Personal Services, General	m
Recycling Collection / Processing Facility	M
Repair Services, Consumer	
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	M
Lodging	m
Resort	M
Wholesale Storage and Distribution	
Mini-Warehouse	m
Light	
Heavy	

INDUSTRIAL	V2
Custom Manufacturing	
General Industrial	
AGRICULTURAL	V2
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	M
Support	M
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
EXTRACTIVE	V2
Mining and Processing	
Sire Preparation	M
CIVIC	V2
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities	m
Small Schools (50 or fewer students)	m

PART EIGHT: 8790 RM-V2 Rural District

8793 Parking and Storage

- The required number of parking spaces per general Land Use are as specified on Table 5.1.
- Driveways shall be no wider than 24 feet in the first Lot Layer.
- Open parking areas shall be located in the second and third Lot Layers (See Table 5.3.D). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.
- Garages shall be located in the second and third Lot Layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.
- Shared-Use Parking multiplier is not applicable in V2.
- Outdoor Storage shall be located in the second and third Lot Layers on Table 5.3.D Parking and Storage Diagram.
- Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fence.
- Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 5.1 V2 REQUIRED VEHICULAR PARKING SPACES

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

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

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

TABLE 5.2 PARKING PLACEMENT STANDARDS

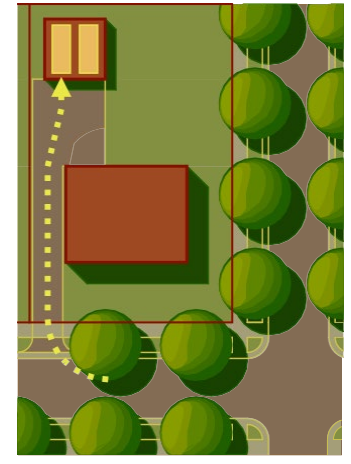
a. Parking Standards Diagrams (Advisory)

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

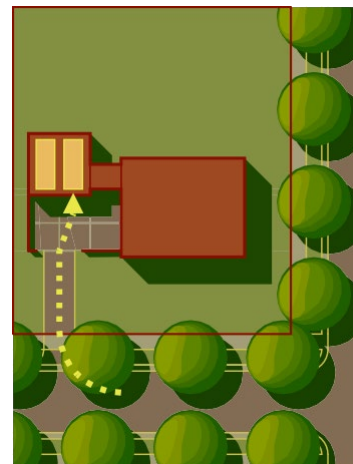
i. Front/First Lot Layer



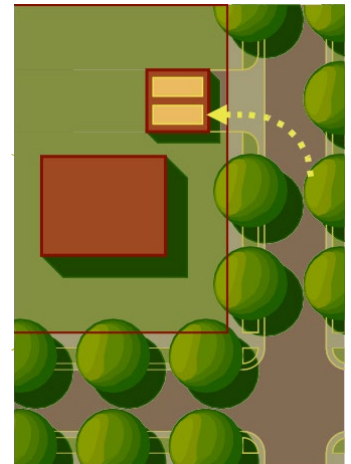
ii. Front/Third Lot Layer



iii. Front/Second Lot Layer



iv. Side/Outbuilding



PART EIGHT: 8790 RM-V2 Rural District

8795 Building Placement

- a. Lot coverage by buildings and impermeable surfaces shall be a maximum of 50% of the Lot area.
- b. Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 5.3.B.
- c. Primary Buildings shall be positioned within the required Setbacks of a Lot to create an a Freestanding Rural Building. (see Table 1.8.a)

8797 Building Height

- a. The maximum height of a Primary Building shall be two (2) Floors and 35-Feet maximum height (see Table 5.3.A).
- b. The maximum height of all Outbuildings shall be two (2) Floors and 25-Feet maximum height (see Table 5.3).

8799 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.
- b. The color palette for each distinct building should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly-reflective colors, except on rooftops, shall be highly discouraged.
- c. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.
- d. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.

8800 Landscape

- a. The first Lot Layer should not be paved, with exception of Driveways as specified in §8705(a) and walkways, leading to Principal Entrances.
- b. Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to the natural character of Santa Maria Creek.
- c. Parking and landscaped areas shall integrate §8801 stormwater managment techniques.
- d. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- e. Shrubs should be of medium sized, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.

8801 Stormwater Management

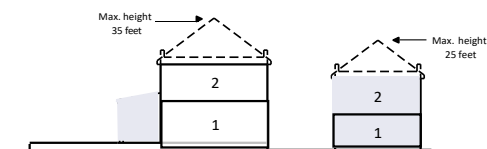
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- b. Pervious Pavements may be used for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual.
- d. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.
- e. Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including Tree Wells, Impervious Area Dispersion, and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

PART EIGHT: 8790 RM-V2 Rural District

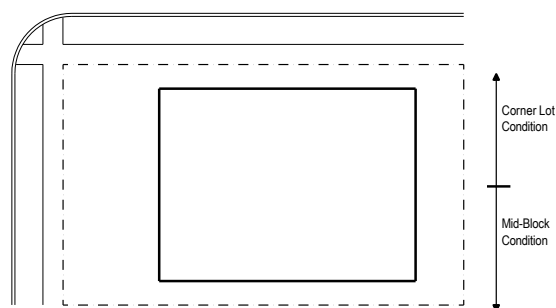
TABLE 5.3 RM-V2 SUMMARY TABLE

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

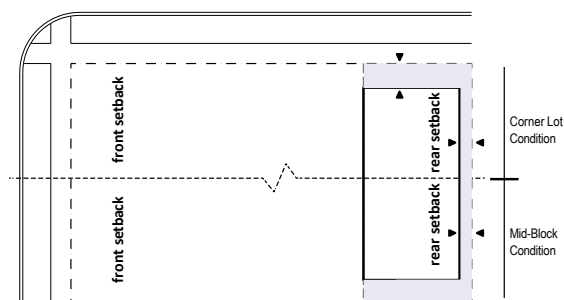
A. BUILDING HEIGHT DIAGRAM



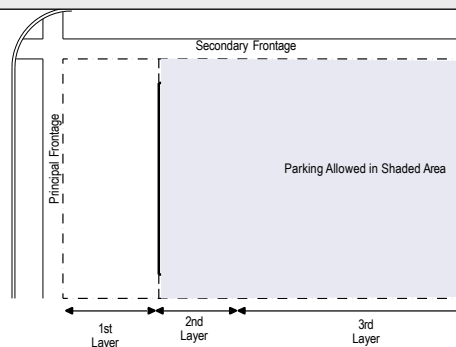
B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM

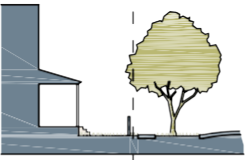
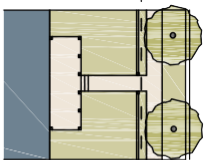

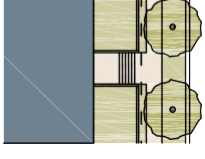


PART EIGHT: 8790 RM-V2 Rural District

8803 Private Frontages

- a. Porch, Common yards, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer as specified on Table 5.4.

TABLE 5.4 RM-V2 ENCROACHMENT SPECIFICATIONS

	<div> <div>LOT LINE</div> <div>PRIVATE</div> <div>FRONTAGE</div> </div>	<div> <div>R.O.W.</div> <div>PUBLIC</div> <div>FRONTAGE</div> </div>	<div> <div>LOT LINE</div> <div>PRIVATE</div> <div>FRONTAGE</div> </div>	<div> <div>R.O.W.</div> <div>PUBLIC</div> <div>FRONTAGE</div> </div>	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					50% max	not permitted	8 ft. depth min.
b. Porch: a roof covered, raised platform at the entrance to a building.					80% max	not permitted	not applicable

PART EIGHT: 8790 RM-V2 Rural District

8805 Signage

- a. Address Signs shall be permitted for all Uses. Nameplate Signs and Post Signs shall be permitted for all non-Residential Uses and limited to two (2) sign types per each Lot along the Primary Frontage in the first Lot Layer (see Table 1.7).
- b. Signage shall be designed according to Table 5.5.
- c. Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to a mailbox.
- d. One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principal Entrance of a building with a Shared Uses and shall not be internally illuminated.
- e. One single or double-post sign for each Commercial Use shall be permitted, provided that the sign is set back at least six (6) linear feet from the Frontage Line, does not exceed six (6) square feet in area, excluding posts, and does not exceed six (6) feet in height, including posts, as measured from the ground at the sign location.

TABLE 5.5 RM-V2 SIGN STANDARDS (GRAPHICS)

(GRAPHICS ARE ADVISORY)

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

8807 Lighting

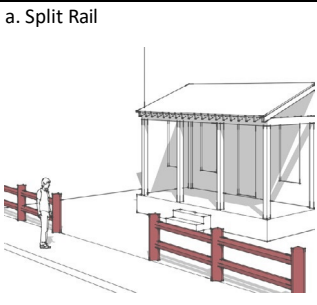
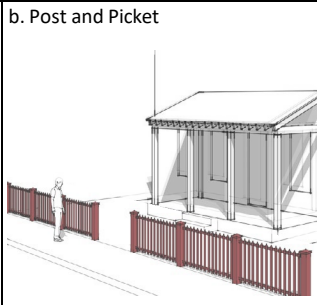
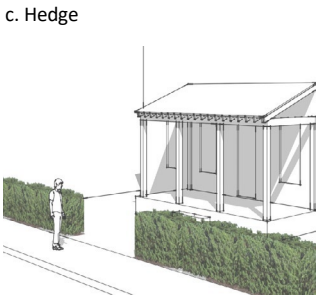
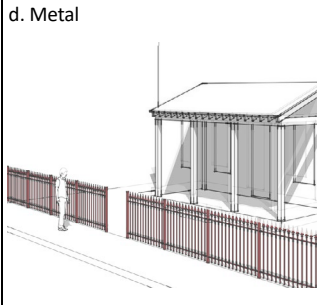
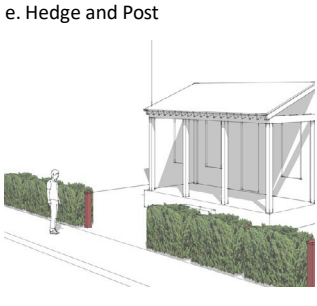
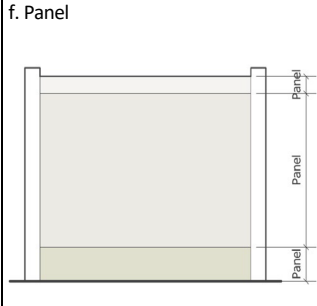
- a. Lighting shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. No overhead lighting shall be allowed.
- e. Along walkways, low-level lighting in the form of a bollard or fixture should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.

PART EIGHT: 8790 RM-V2 Rural District

8809 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 5.6 are provided for illustrative purposes only; specific designs shall be prepared in accordance to descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with Post hedges shall be Setback 18-inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

TABLE 5.6 RM-V2 FENCING STANDARDS

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

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(Amended by Ord. No. 10594 (N.S.) adopted 2-27-19)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

PART EIGHT: 8810 RM-V1 Natural District

8810 RM-V1 Natural District Development Standards

8810 Lot

8812 Building and Land Use

Table 6.0 Permitted Uses

8813 Parking and Storage

Table 6.1 Required Parking Spaces

Table 6.2 Parking Placement Standards

8815 Building Placement

8817 Building Height

8819 Design Standards

8820 Landscape

8821 Stormwater Management

Table 6.3 RM-V1 Summary Table

8823 Private Frontages

Table 6.4 Encroachment Specifications

8825 Signage

Table 6.5 Sign Standards

8827 Lighting

8829 Fencing

Table 6.6 Fencing Standards

PART EIGHT: 8810 RM-V1 Natural District

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

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

8811 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary thoroughfare.

8812 Building and Land Use

- a. Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Building (see Table 1.5).
- b. Outbuilding size shall comply with §6156 of the County of San Diego Zoning Ordinance. Outbuilding location may be positioned consistent with the Outbuilding setbacks described in Table 6.3.
- c. Lots designated as RM-V1 on the Ramona Village Core Zoning Map shall be restricted to the following requirements:
 - i. Lots and buildings shall be restricted to combining two (2) Permitted Use categories on Table 6.0 only.
 - ii. The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7).
- d. Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.

PART EIGHT: 8810 RM-V1 Natural District

TABLE 6.0 PERMITTED USES

RESIDENTIAL	V1
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	M
Group Residential	M
Mobile Home Residential	M
Low Barrier Navigation Center	R*
OFFICE	V1
Professional Office Space (Class A)	
COMMERCIAL	V1
Administrative and Professional Service	
Agricultural and Horticultural Sales	
Agricultural Sales	M
Horticultural Sales	M
Agricultural Services	
Animal Sales and Services	
Auctioning	M
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	
Fleet Storage	
Parking	
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	
Communication Services	
Construction Sales and Personal Service	

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

☐ NOT ALLOWED

R* Allowed by-right subject to the provisions of Section 6915

COMMERCIAL (continued)	V1
Convenience Sales and Service	
Cottage Industries	m
Eating and Drinking Establishment	
Outdoor Dining (encroaching into ROW)	
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	
Participant Sports and Recreation	
Indoor	
Outdoor	M
Personal Services, General	
Recycling Collection / Processing Facility	M
Repair Services, Consumer	
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	M
Lodging	
Resort	M
Wholesale Storage and Distribution	
Mini-Warehouse	M
Light	
Heavy	

INDUSTRIAL	V1
Custom Manufacturing	
General Industrial	
AGRICULTURAL	V1
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	M
Support	M
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
EXTRACTIVE	V1
Mining and Processing	
Sire Preparation	M
CIVIC	V1
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities	M
Small Schools (50 or fewer students)	m

PART EIGHT: 8810 RM-V1 Natural District

8813 Parking and Storage

- The required number of parking spaces per general Land Use are as specified on Table 6.1.
- Driveways shall be no wider than 24 feet in the first Lot Layer.
- Open parking areas shall be located in the second and third Lot Layers (See Table 6.3.D). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.
- Garages shall be located in the second and third Lot Layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.
- Shared-Use Parking multiplier is not applicable in V1.
- Outdoor Storage shall be located in the second and third Lot Layers on Table 6.3.D Parking and Storage Diagram.
- Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fence.
- Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor display shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 6.1 V1 REQUIRED VEHICULAR PARKING SPACES

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

ⁱ Square footage shall be calculated as Gross Leasable Floor Space.

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

TABLE 6.2 PARKING PLACEMENT STANDARDS

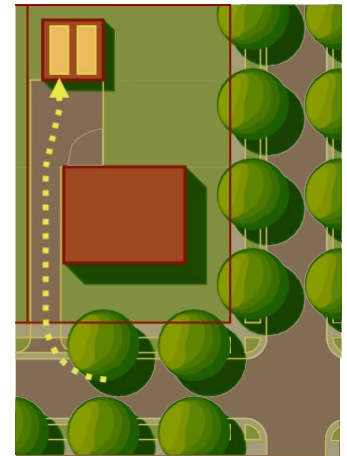
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These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used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

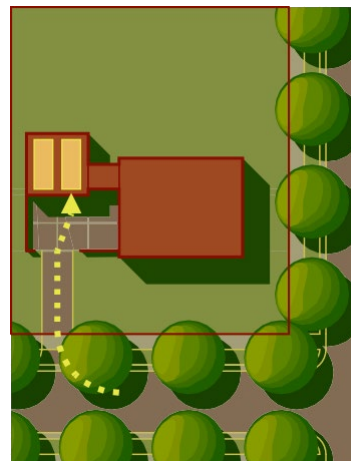
i. Front/First Lot Layer



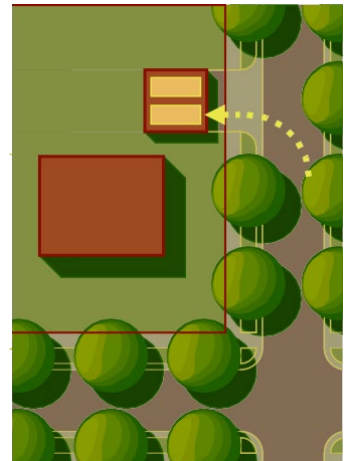
ii. Front/Third Lot Layer



iii. Front/Second Lot Layer



iv. Side/Outbuilding



PART EIGHT: 8810 RM-V1 Natural District

8815 Building Placement

- a. Lot coverage by buildings and impermeable surfaces shall be a maximum of 50% of the Lot area.
- b. Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 6.3.
- c. Primary Buildings shall be positioned within the required Setbacks of a Lot to create an a Freestanding Rural Building

8817 Building Height

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

8819 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.
- b. The color palette for each distinct building should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly-reflective colors, except on rooftops, shall be highly discouraged.
- c. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontages.
- d. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.

8820 Landscape

- a. The first Lot Layer may not be paved, with the exception of Driveways as specified in §8705(b) and walkways leading to Principal Entrances.
- b. Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to natural character of Santa Maria Creek.
- c. Parking and landscaped areas shall integrate §8821 Stormwater managment techniques.
- d. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- e. Shrubs should be of medium sized, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.

8821 Stormwater Management

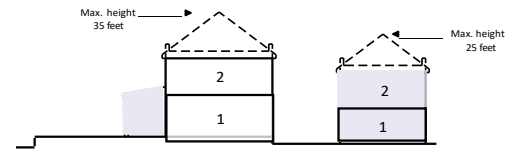
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- d. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisamce conditions on the site or adjacent properties.
- e. Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including Tree Wells, Impervious Area Dispersion, and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

PART EIGHT: 8810 RM-V1 Natural District

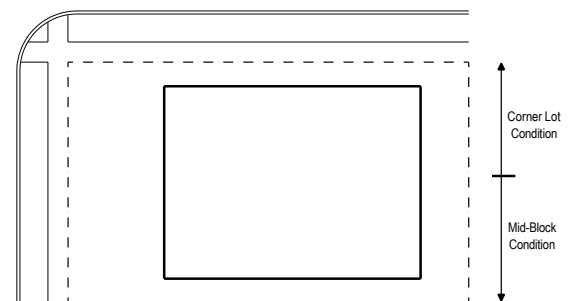
TABLE 6.3 RM-V1 SUMMARY TABLE

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

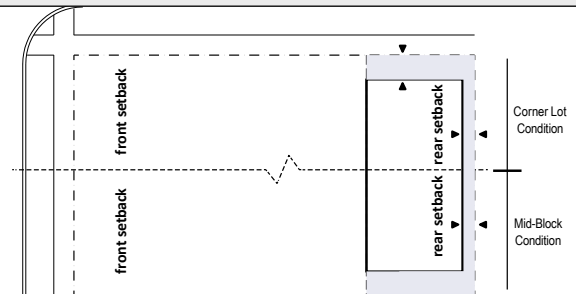
BUILDING HEIGHT DIAGRAM



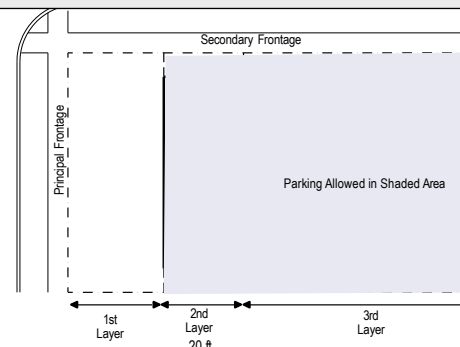
PRINCIPAL BUILDING PLACEMENT DIAGRAM



OUTBUILDING PLACEMENT DIAGRAM



PARKING AND STORAGE LOCATION DIAGRAM

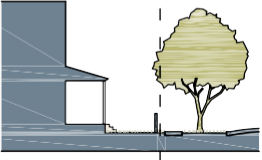
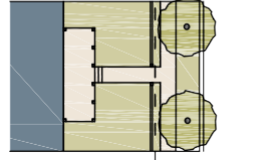

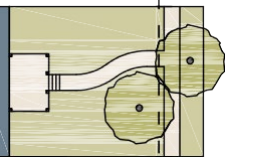


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8823 Private Frontages

- a. Porch, Common yards, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer as specified on Table 6.4.

TABLE 6.4 RM-V1 ENCROACHMENT SPECIFICATIONS

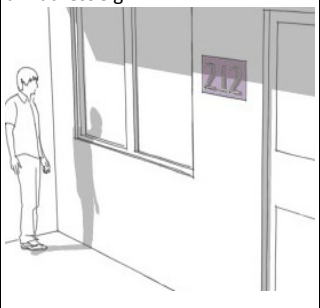
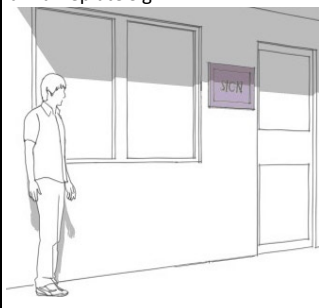
	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					50%	not permitted	8 ft. depth
b. Porch: a roof covered, raised platform at the entrance to a building.					100%	not permitted	not applicable

8825 Signage

- a. Address Signs shall be permitted for all Uses. Nameplate Signs and Post Signs shall be permitted for all non-Residential Uses as identified in Table 6.5.
- b. Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to a mailbox.
- c. Signage shall be designed according to Table 6.5 and not exceed more than five (5) square feet per Lot.
- d. Address Signs shall be made attached to an off-site mailbox by Exception (maintaining Ramona's mailbox bucket character).
- e. One (1) Nameplate Sign per address and limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principle Entrances of any building with a Commercial Use

TABLE 6.5 RM-V1 SIGN STANDARDS

(GRAPHICS ARE ADVISORY)

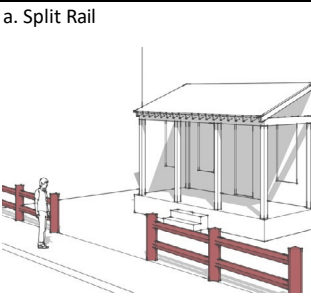
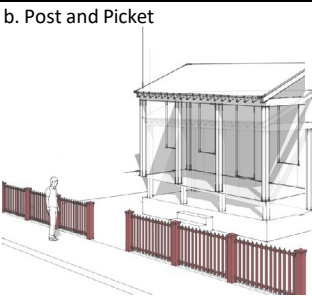
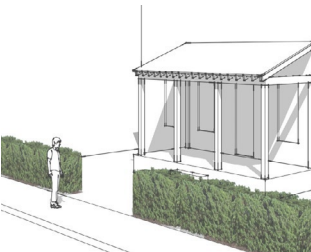
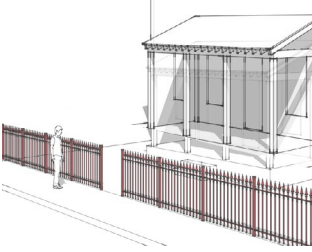
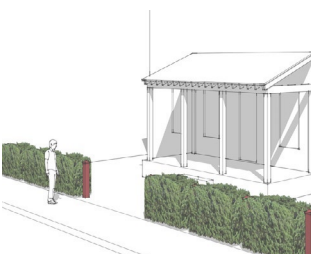
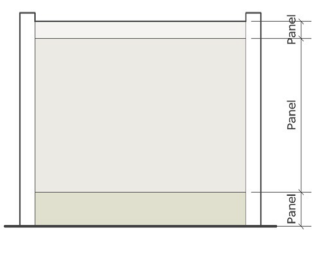
SPECIFICATIONS			SPECIFICATIONS		
a. Address Sign		Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max From Ground Clearance 4.5 ft min Apex Not Applicable Letter Height 12 in max	b. Nameplate Sign		Quantity 1 per address Area 2 sf max Width 24 in max Height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

8827 Lighting

- a. Lighting shall be oriented to maintain the natural Dark Sky character within the Santa Maria Creek.
- b. No lighting level measured at the building Frontage Line shall exceed 0.5 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. No overhead lighting shall be allowed.
- e. Along walkways, low-level lighting in the form of a bollard or fixture should be mounted on low-rise human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 6.6 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or Landscaped with post hedges shall be setback 18-inches from property line.
 - ii. Split Rail, Post, stone and brick may be painted or have a natural finish.
 - iii. Picket, metal and stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined Fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

TABLE 6.6 RM-V1 FENCING STANDARDS

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

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(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)