

THE ZONING ORDINANCE OF SAN DIEGO COUNTY
Ordinance No. 5281 (New Series)

Adopted - October 18, 1978
Effective - December 19, 1978

RECORD OF CHANGES TO THIS ORDINANCE

Note date and initial when replacement pages are inserted

UPDATE			UPDATE			UPDATE			UPDATE		
No.	Date	By	No.	Date	By	No.	Date	By	No.	Date	By
1	3-83	DPLU	33	10-89	DPLU	65	2-03	DPLU	97	11-14	PDS
2	6-83	"	34	1-90	"	66	6-03	"	98	5-16	"
3	10-83	"	35	5-90	"	67	9-03	"	99	4-17	"
4	12-83	"	36	7-90	"	68	2-04	"	100	3-19	"
5	5-84	"	37	8-90	"	69	8-04	"	101	9-19	"
6	6-84	"	38	10-90	"	70	10-04	"	102	3-20	"
7	11-84	"	39	9-91	"	71	2-05	"	103	12-20	"
8	12-84	"	40	3-92	"	72	3-06	"	104	03-21	"
9	1-85	"	41	6-92	"	73	3-07	"	105	10-21	"
10	3-85	"	42	10-92	"	74	5-07	"	106	02-22	"
11	5-85	"	43	12-92	"	75	4-08	"	107	10-21	"
12	8-85	"	44	1-93	"	76	9-08	"	108	9-22	"
13	9-85	"	45	3-93	"	77	1-09	"	109	4-22	"
14	11-85	"	46	6-93	"	78	3-09	"	110	7-23	"
15	12-85	"	47	7-93	"	79	4-09	"			
16	5-86	"	48	1-94	"	80	10-09	"			
17	6-86	"	49	7-94	"	81	2-10	"			
18	7-86	"	50	10-94	"	82	7-10	"			
19	8-86	"	51	1-95	"	83	9-10	"			
20	10-86	"	52	3-95	"	84	10-10	"			
21	11-86	"	53	11-95	"	85	1-11	"			
22	1-87	"	54	12-95	"	86	2-11	"			
23	6-87	"	55	8-96	"	87	9-11	"			
24	7-87	"	56	1-98	"	88	4-12	"			
25	9-87	"	57	5-98	"	89	7-12	PDS			
26	11-87	"	58	10-98	"	90	11-12	"			
27	2-88	"	59	7-99	"	91	3-13	"			
28	2-88	"	60	7-00	"	92	6-13	"			
29	6-88	"	61	4-01	"	93	10-13	"			
30	8-88	"	62	3-02	"	94	11-13	"			
31	2-89	"	63	1-03	"	95	2-14	"			
32	8-89	"	64	1-03	"	96	9-14	"			



County of San Diego

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DAHVIA LYNCH
DIRECTOR

January 4, 2024

Update No. 110

07-23

TO: Persons Holding Copies of the San Diego County Zoning Ordinance
FROM: Planning & Development Services
RE: AMENDMENT PAGES FOR THE COUNTY ZONING ORDINANCE

Attached are pages containing changes to the San Diego County Zoning Ordinance amended by adoption of Ordinance No. 10858 (N.S.), effective July 19, 2023.

Ordinance No. 10858 revises the Zoning Ordinance to comply with housing bills adopted by the state since 2018. This ordinance implements new laws to facilitate the development of homeless housing, affordable housing development, accessory dwelling units (ADUs), and overall housing production.

Please substitute these pages in your hard copy of the Zoning Ordinance by removing the obsolete pages and adding the new pages as follows:

REMOVE	ADD	SECTION CHANGES/DESCRIPTION
Section 1000		
Section 1100 (E) (2 pages)	Section 1100 (E) (2 pages)	Amends Section 1100 (E) to add definition for "Emergency Shelter"
Section 1100 (L) (2 pages)	Section 1100 (L) (4 pages)	Amends Section 1100 (L) to add definition for "Low Barrier Navigation Center"
Section 1100 (R) (2 pages)	Section 1100 (P) - 1100 (S) (8 pages)	Amends Section 1100 (R) to add definition for "Religious Institution Affiliated Housing Development"
Section 1100 (S) (2 pages)	Section 1100 (S) (2 pages)	Amends Section 1100 (S) to add definition for "Small Home Lot Development"
Section 2000		

Section 2263-2266 (2 pages)	Section 2263-2266 (2 pages)	Amends Section 2263 to include additional regulations concerning Low Barrier Navigation Centers for permitted uses subject to limitations
Section 2313-2315 (2 pages)	Section 2313-2315 (2 pages)	Amends Section 2313 to include additional regulations concerning Low Barrier Navigation Centers for permitted uses subject to limitations
Section 2320-2325 (2 pages)	Section 2320-2325 (2 pages)	Amends Section 2323 to include additional regulations concerning Low Barrier Navigation Centers for permitted uses subject to limitations
Section 2343-2345 (2 pages)	Section 2343-2345 (2 pages)	Amends Section 2343 to include additional regulations concerning Low Barrier Navigation Centers for permitted uses subject to limitations
Section 2350-2353 (2 pages)	Section 2350-2353 (2 pages)	Amends Section 2353 to include additional regulations concerning Low Barrier Navigation Centers for permitted uses subject to limitations
Section 2362-2363 (2 pages)	Section 2362-2363 (2 pages)	Amends Section 2363 to include additional regulations concerning Low Barrier Navigation Centers for permitted uses subject to limitations
Section 2373-2380 (2 pages)	Section 2373-2380 (4 pages)	Amends Section 2373 to include additional regulations concerning Low Barrier Navigation Centers for permitted uses subject to limitations
Section 2382-2383 (2 pages)	Section 2382-2383 (4 pages)	Amends Section 2383 to include additional regulations concerning Low Barrier Navigation Centers for permitted uses subject to limitations
Section 2403-2405 (2 pages)	Section 2403-2405 (2 pages)	Amends Section 2403 to include additional regulations concerning Low Barrier Navigation Centers for permitted uses subject to limitations
Section 2420-2425 (2 pages)	Section 2420-2425 (2 pages)	Amends Section 2423 to include additional regulations concerning Low Barrier Navigation Centers for permitted uses subject to limitations

Section 2980 (2 page)	Section 2980 (2 pages)	Amends Section 2980 to include limitation for Low Barrier Navigation Centers
Section 2990 (6 pages)	Section 2990 (6 pages)	Amends Section 2990 to include Low Barrier Navigation Centers and update legend on each page of the use matrix.
Section 4000		
Section 4200-4221 (2 pages)	Section 4200-4221 (2 pages)	Amends Section 4221 to add exemption for Multifamily and Mixed-use projects in Minimum Lot Area Requirements
Section 5000		
Section 5000-5025 (2 pages)	Section 5000-5025 (2 pages)	Amends Section 5015 to include "Exemption" in the list of Application and Designation for Special Area Regulations
Section 6000		
Section 6156- Begins with "X" (6 pages)	Section 6156 (6 pages)	Amends Section 6156 to outline the regulations and requirements for ADUs. Additional criteria and conditions for construction and use.
Section 6156- Begins with "ii" (2 pages)	Section 6156 (2 pages)	Amends Section 6156 to remove the table of matrix compares guest living quarts and ADU and definition of Unit provisions.
Section 6156- Begins with "II" (2 pages)	Section 6156 (4 pages)	Amends Section 6156 to remove standards for Junior Accessory Dwelling Units (JADU)
Section 6355- Begins with "f" (2 pages)	Section 6355 (2 pages)	Amends Section 6355 to add Student Housing eligibility for Affordable Housing/Density Bonus program and Permit.
Section 6360 (6 pages)	Section 6360 (6 pages)	Amends Section 6360- Density bonus table update to be compliant with California Government code section 65915. Add very low income, and student housing definition/ maximum allowable residential density table

Section 6365 (2 pages)	Section 6365 (2 pages)	Amends Section 6365 to update Incentives Summary Table
Section 6367-6375 (4 pages)	Section 6367-6375 (4 pages)	Amends Section 6370 to change Parking Requirements table and include additional requirements
Section 6370-6375 (2 pages)	Section 6370-6375 (2 pages)	Amends Section 6375 to include additional regulations for Affordable and Replacement Units
Section 6756-6762 (4 pages)	Section 6756-6762 (4 pages)	Amends Section 6758 to update index and footprint of Residential Parking Requirements
Section 6762-6772 (6 pages)	Section 6762-6772 (6 pages)	Amends Section 6764 to update index and footprint of Civic Parking Requirements
Section 6910-6920 (6 pages)	Section 6910-6920 (6 pages)	Amends Section 6911 - 6916 to update requirements for Emergency Shelters, Small Lot Home Development, Low Barrier Navigation Centers, and Supportive Housing.
Section 8000		
Section 8103-8120/ Fallbrook (2 pages)	Section 8103-8120/ Fallbrook (2 pages)	Amends Section 8103 to include Low Barrier Navigation Centers as a permitted use subject to limitations per the FB-V1 Zone
Section 8202-8220/ Fallbrook (4 pages)	Section 8202-8220/ Fallbrook (4 pages)	Amends Section 8203 to include additional regulations concerning Low Barrier Navigation Centers
Section 8303-8320/ Fallbrook (2 pages)	Section 8303-8320/ Fallbrook (4 pages)	Amends Section 8303 to include additional regulations concerning Low Barrier Navigation Centers
Section 8403-8430/ Fallbrook (2 pages)	Section 8403-8430/ Fallbrook (6 pages)	Amends Section 8403 to include Low Barrier Navigation Centers as a permitted use subject to limitations per the F-V4 Zone
Section 8500-8530/ Fallbrook (4 pages)	Section 8500-8530/ Fallbrook (4 pages)	Amends Section 8503 to include Low Barrier Navigation Centers as a permitted use subject to limitation per the FB-V5 Zone

Section 8700 / Ramona Pg. 1 – 4 (4 pages)	Section 8700 / Ramona Pg. 1 – 4 (4 pages)	Adds the date the ordinance was last updated to include this update.
Section 8730 / Ramona Table 2.0, Pg. 33 – 34 (2 pages)	Section 8730/ Ramona Table 2.0, Pg. 33 – 34 (2 pages)	Amends Table 2.0 in section 8730, to include Low Barrier Navigation Centers.
Section 8730 / Ramona Pg. 49 - 50 (2 pages)	Section 8730/ Ramona Pg. 49 – 50 (2 pages)	Adds the date the ordinance was last updated to include this update.
Section 8750 / Ramona Table 3.0, Pg. 53 – 54 (2 pages)	Section 8750 / Ramona Table 3.0, Pg. 53 – 54 (2 pages)	Amends Table 3.0 in section 8730, to include Low Barrier Navigation Centers.
Section 8750 / Ramona Pg. 65 – 66 (2 pages)	Section 8750 / Ramona Pg. 65 – 66 (2 pages)	Adds the date the ordinance was last updated to include this update.
Section 8770 / Ramona Table 4.0, Pg. 69 – 70 (2 pages)	Section 8770 / Ramona Table 4.0, Pg. 69 – 70 (2 pages)	Amends Table 4.0 in section 8770, to include Low Barrier Navigation Centers.
Section 8770 / Ramona Pg. 77 – 78 (2 pages)	Section 8770 / Ramona Pg. 77 – 78 (2 pages)	Adds the date the ordinance was last updated to include this update.
Section 8790 / Ramona Table 5.0, Pg. 81 – 82 (2 pages)	Section 8790 / Ramona Table 5.0, Pg. 81 – 82 (2 pages)	Amends Table 5.0 in section 8790, to include Low Barrier Navigation Centers.
Section 8790 / Ramona Pg. 87 – 88 (2 pages)	Section 8790 / Ramona Pg. 87 – 88 (2 pages)	Adds the date the ordinance was last updated to include this update.
Section 8810 / Ramona Table 6.0, Pg. 91 – 92 (2 pages)	Section 8810 / Ramona Table 6.0, Pg. 91 – 92 (2 pages)	Amends Table 6.0 in section 8810, to include Low Barrier Navigation Centers.
Section 8810 / Ramona Pg. 95 – 96 (2 pages)	Section 8810 / Ramona Pg. 95 – 96 (2 pages)	Adds the date the ordinance was last updated to include this update.
Section 8900/Alpine pg. 1 (1 page)	Section 8900/Alpine pg. 1 (2 pages)	Adds the amendment date to title page.

Section 8900/Alpine pg.11-12 (2 pages)	Section 8900 pg.11-12 /Alpine (2 pages)	Amends Table AL-1.0 Permitted Use Types under Section 8900 Alpine Village Core Regulations to include Low Barrier Navigation Centers and corresponding limitation.
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Upon insertion of these pages, we suggest you fill in the space provided for Update No. 110 inside the front cover of your Zoning Ordinance. This will serve as a record that your copy has been updated. If you have any questions regarding this update, please contact staff at PDS.LongRangePlanning@sdcounty.ca.gov.



Dahvia Lynch, Director

Department of Planning & Development Services

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Dog: A canine that has reached the age of 4 months.

Double Detached: (See Building Types, Residential)

Drive-In: (See Enclosure)

Drive-In Theater: (See Adult Drive-In Theater)

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Drive-Through: A building, use, or facility that provides a specified “drive-through” lane or driveway where customers receive a service or purchase goods while remaining in a motor vehicle. Drive-through facilities include fast food restaurants, pharmacies, and financial institutions that provide service windows and/or automated teller machines.

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

Duplex: (See Building Type Residential)

Dwelling: A building or portion thereof used exclusively for residential purposes, including one-family, two-family and multiple dwellings, but not including hotels, boarding and lodging houses.

Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, and having only one kitchen.

Dwelling, Multi: (See Building Type, Residential)

DEFINITIONS (E)

Easement: A recorded right or interest in the land of another, which entitled the holder thereof to some use, privilege or benefit out of or over said land.

Emergency Shelter: Shall have the definition prescribed in California Health and Safety Code Section 50801.

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

Enclosed: (See Enclosure)

Enclosed Containers: Is any enclosure that is a static drum, wood bins, carts, enclosures (fabricated or purchased) or other container for the purpose of producing compost, maintained under uniform conditions of temperature and moisture where air-borne emissions are controlled. This is a good method for smaller community gardens with limited space.

(Added by Ord. No. 10807 (N.S.) adopted 9-14-22)

Enclosure: The degree that the storage and display of goods may be open and/or visible from public rights-of-way. The following are enclosure types:

1. Drive-In: Designed or operated so as to enable persons to receive a service or to purchase or to consume goods while remaining onsite within a parked motor vehicle.
2. Enclosed: A roofed structure contained on all sides by walls which are pierced only by windows, vents, or customary entrances and exits.
3. Open: Unroofed or not contained on all sides by walls which are pierced only by windows, vents, or customary entrances and exits.
4. Semi-Enclosed: Contained on at least 50 percent of its perimeter by walls which are pierced only by windows, vents, or customary entrances and exits. The open sides of partially open structures shall not be visible from any public right-of-way.

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

Lot Area: The total area exclusive of street within the boundary lines of a lot.

Lot Area, Gross: The total area of a legally created parcel including:

1. All private streets and other easements (such as open space easements) where the underlying property is held in fee title.
2. The area to the centerline of any abutting Non-Mobility Element road right-of-way, and
3. Only the 30 foot local interest portion of any abutting Mobility Element road right-of-way shall be included.
4. The area within any trail easement dedicated pursuant to the County Trails Program.

(Added by Ord. No. 6855 adopted on 10-10-84)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

Lot Area, Net: The gross area of a parcel minus:

1. The area of any street right-of-way,
2. Any fenced flood control or walkway easement. The area within any trail easement dedicated pursuant to the County Trails Program shall not be subtracted from the gross area of a parcel to calculate the Net Lot Area.
3. Irrevocable offers of dedication when the property is within a Village classification of the General Plan; and
4. The area contained in the panhandle of a panhandle lot when the lot is in a zone where the minimum required lot size is 10,000 square feet or less.

(Added by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

Lot, Corner: A lot situated at the angle point of a street or the intersection of 2 or more streets, which has an angle of intersection of not more than 135 degrees. Such a lot shall comply with the required setbacks for both front and exterior side yards.

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)

Lot Coverage: The percentage of net site area covered by the vertical projection of any structure excluding any structure not extending above grade.

Lot, Interior: A lot other than a corner lot.

Lot Depth: The horizontal length of a straight line connecting the bisecting points of the front and rear lot lines.

Def. L

Lot Line, Front: The line separating the front of the lot from the street. When a lot or building site is bounded by a public street and one or more alleys or private street easements or private streets, the front lot line shall be the nearest right-of-way line of the public street.

Lot Line, Rear: The record lot line or lines most distant from and generally opposite the front lot line, except that in the case of an interior triangular or goreshaped lot, it shall mean a straight line 10 feet in length which (a) is parallel to the front line or its chord and (b) intersects the 2 other lot lines at points most distant from the front lot line.

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)

Lot Line, Side: Any lot boundary line not a front lot line or a rear lot line.

Lot, Mobilehome: (See Mobilehome Lot)

Lot, Panhandle: A panhandle lot is a lot where a portion of the lot is less than 35 feet wide for a distance of 50 feet or more and which is designed or used to provide pedestrian or vehicular access to the part of the lot which is designed for use as a building site.

(Amended by Ord. No. 6855 adopted 10-10-84)

Lot Size: (See Lot Area)

(Amended by Ord. No. 6855 adopted on 10-10-84)

Lot, Through: A lot fronting on 2 parallel or approximately parallel streets.

Lot Width: The horizontal distance between the side lot lines measured at right angles to the line comprising the depth of the lot at a point midway between the front and rear lot lines.

Low Barrier Navigation Center: Shall have the meaning prescribed in California Government Code Section 65660.

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

Low-Income Family: (See Household, Low or Lower Income)

(Added by Ord. No. 5781 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 10068 (N.S.) adopted 8-4-10)

Low-Income Household: (See Household, Low or Lower Income)

(Added by Ord. No. 5781 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 10068 (N.S.) adopted 8-4-10)

Lower-Income Family: (See Lower-Income Household; Household, Low or Lower Income)

(Amended by Ord. No. 10068 (N.S.) adopted 8-4-10)

Lower-Income Household: A household which cannot obtain decent, safe, and sanitary housing without assistance, as determined pursuant to standards established by the Board of Supervisors. (Also see Household, Low or Lower Income)

(Added by Ord. No. 5781 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 10068 (N.S.) adopted 8-4-10)

DEFINITIONS (M)

Main Building: A building or structure which is devoted primarily to a principal use or uses; or, the only building on a lot or building site.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

Major Use Permit: (See Use Permit, Major)

Manufactured Home: (See Mobilehome)

(Added by Ord. No. 6215 (N.S.) adopted 1-13-82)

Manufacturing Zone: A zone including a use regulation set forth in Sections 2500 through 2599, inclusive.

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)

Market Rate Unit: A dwelling unit that is not a reserved unit.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Marijuana Facility: (See Cannabis Facility)

(Amended by Ord. No. 10749 (N.S.) adopted 10-6-21)

Massage Parlor: An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the State of California.

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

Master Antenna Television (MATV) System: A facility as described in Cable Television (CATV) System, but differentiated from the definition of a (CATV) System by virtue of (a) serving fewer than 50 subscribers, or (b) serving only the residents of an apartment dwelling under common ownership and consisting of not more than two buildings, or (c) providing service without charge.

Def. M

Materials Recovery Facility: A facility that accepts source-separated or commingled recyclable materials, usually in an enclosed building, from collection facilities and the public; processes the materials into resalable condition, and markets the materials to companies for reuse. The end-products are materials recovered through the process. A materials recovery facility is considered to be a General Industrial use type and as such is permitted in the same locations and under the same conditions as other general industrial uses.

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

Maximum Allowable Residential Density: The density calculated under Section 4115 of the Zoning Ordinance. If the density allowed under the Zoning Ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Meteorological Testing (MET) Facility: A tower with or without guy wires and any other equipment with a component, such as an anemometer or SODAR device, to measure meteorological phenomena, such as wind speed, wind direction, air pressure, rain, snow or sun exposure. A MET Facility shall not include a Wind Turbine.

(Added by Ord. No. 9971 (N.S.) adopted 02-25-09)

Mezzanine or Mezzanine Floor: An intermediate floor placed in any story or room. When the total area of any such Mezzanine Floor exceeds 33 1/3 percent of the total floor area in that room, it shall be considered as constituting an additional story. The clear height above or below a Mezzanine Floor construction shall be not less than 7 feet. An enclosed Mezzanine shall be counted as a story.

(Amended by Ord. No. 7048 (N.S.) adopted 10-09-85)

Microbrewery: A brewery that produces no more than 15,000 barrels of ales, beers, meads, hard ciders, and/or similar beverages on-site per year, in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and other applicable state and local requirements. (See Brewery)

(Added by Ord. No. 10359 (N.S.) adopted 10-29-14)

Microbrewery, Agricultural: A Microbrewery allowed as an accessory use to active Commercial Agriculture operation producing hops, barley or grain grown on the premises for brewing on-site. (see Section 6157.d)

(Added by Ord. No. 10463 (N.S.) adopted 4-14-17)

Micro-Distillery, Agricultural: A distillery allowed as an accessory use to an active Commercial Agriculture operation producing grains or vegetables the premises for distilling on-site. (see Section 6157.d)

(Added by Ord. No. 10463 (N.S.) adopted 4-14-17)

Principal Use(s): The primary use(s) for which land or a building is or may be intended, occupied, maintained, arranged or designed.

Private Garage: An accessory building or an accessory portion of the main building, designed and/or used for the shelter or storage of vehicles owned or operated by the occupants of the main building.

Psychiatric Facility: An institution in which care or treatment is given to persons suffering from mental illness, disease, disorder or ailment. Such facilities include, but are not limited to, psychiatric hospitals, day treatment hospitals, long term care facilities, resident treatment centers, family homes (mentally ill), alcoholism, hospital, and facility for admission of drug addicts all as defined in Article 2 of Subchapter 1 of the Title 9 of the California Administrative Code.

Public Active Park/Playground/Recreational Area: An outdoor area, along with its incidental buildings and structures, at least part of which is designed, developed, and intended for organized sport or athletic activities and/or other activities or events to which groups of people greater than the family unit might be attracted as participants or spectators.

(Added by Ord. No. 8340 (N.S.) adopted 12-15-93)

Public Garage: A building other than a private or parking garage in which specific spaces or stalls are rented to individual members of the public for the shelter or storage of private automobiles and other forms of private transportation or recreational vehicles, and which may include as a use incidental thereto, the storage of personal effects and personal household articles.

Public Park/Playground/Recreational Area: An outdoor area, along with its incidental buildings and structures, owned and/or operated by a public agency or a non-profit organization, which is designed, developed and intended to provide one or more recreational opportunities to the general public. Public Park/Playground/Recreational Area includes the following: Public Passive Park/Recreational Area, and Public Active Park/Playground/Recreational Area.

(Added by Ord. No. 8340 (N.S.) adopted 12-15-93)

Public Passive Park/Recreational Area: An outdoor area, along with minimal incidental buildings and structures designed, developed and intended for low intensity passive recreational use by individuals, families, or small groups. Public Passive Park/Recreational Areas may be of any size and may include, natural areas, ecological areas, landscaping, walkways paths, trail staging areas, trails, interpretive features, benches for seating, scattered picnic tables, children's play areas, scattered horseshoe pits, drinking fountains, safety/security lighting, off-street parking, restrooms, ranger residences, volunteer pads/caretaker residences, maintenance sheds, primitive camping, other park facilities/uses with activity levels consistent with the above listed uses.

(Added by Ord. No. 8340 (N.S.) adopted 12-15-93)
(Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)

DEFINITIONS (R)

Rap Parlor: (See Massage Parlor)

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Def. R

Recreational Vehicles: A motorhome, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, with a living area less than 200 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms.

Recycling Collection Facility, Drop-Off: A facility consisting of bins, boxes, or other suitable receptacles for the acceptance (by donation) of recyclable materials from the public. In Residential Zones and Special Purpose Zones, the total capacity of collection receptacles shall not exceed 192 cubic feet.

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

Recycling Facility: A facility or portion of any premises used for the collection and/or processing of recyclable materials as that term is defined in this ordinance. Recycling facilities may include reverse vending machines, bulk reverse vending machines, mobile recycling units, kiosk type units and free-standing containers operated or placed in accordance with the standards established by this ordinance. Processing in a recycling facility may include baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding and cleaning. A recycling facility does not include storage containers or non-mechanical processing activity located on the premises of a residential use, or storage and processing activity located on the premises of a commercial or manufacturing use which is solely for the recycling of material generated by that residential property, business or manufacturer.

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

Recyclable Material: Reusable material including but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture, or reconstitution for sale or reuse. Recyclable material does not include refuse or hazardous materials. Recyclable material may include clean (uncontaminated) used motor oil and oil filters collected and transported in accordance with Section 25250.11 and 25143.2(b)(4) of the California Health and Safety Code.

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

Refuse Disposal Site: An area devoted to the disposal of refuse, including incineration, reduction, or dumping of ashes, garbage, combustible or noncombustible garbage or refuse, offal or dead animals.

Religious Institution Affiliated Housing Development Project: Shall have the meaning prescribed in California Government Code Section 65913.6.

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

Reserved Unit: A dwelling unit that will be reserved for sale or rent to, and affordable to, very low, low, or moderate income households or reserved for sale or rent to qualifying senior citizen residents.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Residential Zone: A zone including a use regulation set forth in Sections 2100 through 2299, inclusive.

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)

Residual Background Sound Criterion (RBSC_{L90}) for Wind Energy Facilities: The Background Sound Level measured relative to A-weighting (L_{A90}) plus 5 dBA.

(Added by Ord. No. 10262 (N.S.) adopted 5-15-13)

Rest Home: Any place or institution which makes provision for bed care or for chronic or convalescent care for one or more persons exclusive of relatives, who by reason of illness or physical infirmity are unable to care for themselves; but in which no persons suffering from contagious or communicable disease are kept and in which no surgical or other primary treatments such as are customarily provided in sanitariums or hospitals are performed. Rest homes shall include all places defined in Title 17 of the California Administrative Code and licensed as nursing or convalescent homes.

Reverse Vending Machine: An automated mechanical device which occupies less than 50 square feet; accepts at least one or more types of empty beverage containers, including but not limited to aluminum cans, glass and plastic bottles; and issues a cash refund or redeemable credit slip with a value not less than the container's redemption value, as determined by the State. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine.

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

Ridgeline: The plateau or maximum elevation which extends along the top of Steep Slope Lands. A Ridgeline may increase or decrease in elevation as it extends along the top of Steep Slope Lands.

(Added by Ord. No. 10261 (N.S.) and Ord. No. 10262 (N.S.) adopted 5-15-13)

Right-of-Way: An area or strip of land, either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles or pedestrians or both.

Riparian Habitat: An environment associated with the banks and other land adjacent to freshwater bodies, rivers, streams, creeks, estuaries, and surface-emergent aquifers (such as springs, seeps, and oases). Riparian habitat is characterized by plant and animal communities which require high soil moisture conditions maintained by transported freshwater in excess of that otherwise available through local precipitation.

(Added by Ord. No. 7630 (N.S.) adopted 05-23-89)

DEFINITIONS (S)

Schedule: A list or table of standards pertinent to certain aspects regulated by the Animal Regulations or the Development Regulations. A particular standard or combination of standards prescribed by a schedule is referenced by a designator in the Animal Regulations or the Development Regulations.

Def. S

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

School: An institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code or which is maintained

pursuant to standards set by the State Board of Education. This definition includes a kindergarten, elementary school, junior high school, senior high school, or any special institution of learning under the jurisdiction of the State Department of Education, but does not include a trade, vocational or professional institution or an institution of higher education, including a community or junior college, college or university.

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

(Amended by Ord. No. 6983 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

School, Trade: A facility that provides instruction and practical training in skilled trades or labor on a post-secondary level, including but not limited to construction; truck driving; mechanics; heavy equipment operation; and similar technical schools that are not subject to the standards set by the State Board of Education and not otherwise defined as a college. This use shall be considered Major Impact Service and Utilities use type when any instruction or training is conducted outside of an enclosed building, regardless of the number of students.

(Added by Ord. No. 10095 (N.S.) adopted 12-8-10)

School, Vocational: An institution of learning, other than a college, which provides specific job or vocation related training to be pursued as a career, including art, barber/beauty, business, fashion design, language, nursing, or other certification or degree programs, which are conducted entirely within an enclosed building.

(Added by Ord. No. 10095 (N.S.) adopted 12-8-10)

Secondhand Merchandise/Goods: Used common household items including clothing, personal effects, households furnishings, appliances, and office equipment and furnishings.

Secondary Use: A purpose for which land or a building is or may be intended, occupied, maintained, arranged, or designed, which is less visible, prominent, or important than the principal use(s) on the same lot or parcel. A secondary use may, but need not be an accessory use to the principal use(s).

Semi-Detached: (See Building Type, Residential)

Semi-Open: (See Enclosure)

Senior Citizen: A person 62 years of age or older or 55 years of age or older in a senior citizen housing development as defined in California Civil Code Section 51.3.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Senior Citizen Housing Development: A residential development that is reserved for senior citizens and consists of at least 35 dwelling units as defined in California Civil Code Section 51.3.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Sensitive Habitat Lands: Land which supports unique vegetation communities, or the habitats of rare or endangered species or subspecies of animals or plants as defined by Section 15380 of the State California Environmental Quality Act (CEQA) Guidelines (14 Cal. Admin. Code Section 15000 et seq.) (Unique Vegetation Community refers to associations of plant species which are rare or substantially depleted due to development. These may contain rare or endangered species, but other species may be included because they are unusual or limited due to a number of factors, for example: (a) they are only found in the San Diego region; (b) they are a local representative of a species or association of species not generally found in San Diego County; (c) they are outstanding examples of the community type as identified by the California Department of Fish and Game listing of community associations.) Sensitive Habitat Lands includes the area which is necessary to support a viable population of any of the above species in perpetuity, of which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning wildlife corridor.

(Added by Ord. No. 7630 (N.S.) adopted 05-23-89)

Setback: A required, specified distance between a building or structure and a lot line or lines, measured perpendicularly in a horizontal plane extending across the complete length of said lot line or lines.

Setback, Front Yard: The setback applicable in the front yard of a building or structure. When a parcel or lot abuts a public road, the front setback shall be measured from the centerline of the public road.

(Amended by Ord. No. 9958 (N.S.) adopted 12-10-08)

Setback, Rear Yard: The setback applicable in the rear yard of a building or structure.

Setback, Side Yard: The setback applicable in the side yard of a building or structure.

Sexual Encounter Establishment: An establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the State of California engages in sexual therapy. For the purposes of these regulations, sexual encounter establishment shall include massage or rap parlor and other similar establishments.

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Sexual Activities: (See Specified Sexual Activities)

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Shaft: A vertical opening through a building for elevators, dumbwaiters, mechanical equipment or similar purposes.

Def. S

Shrub: A woody perennial plant generally with multiple basal stems.

(Added by Ord. No. 7735 (N.S.) adopted 3-13-90; operative 10-01-90)

Sidewalk Cafe: An area adjacent to and directly in front of a street level eating or drinking establishment located within the sidewalk area of the public right-of-way used exclusively for dining, drinking and pedestrian circulation. The encroachment area of a sidewalk cafe may be separated from the remainder of the sidewalk by railings, fencing or landscaping planter boxes or a combination thereof.

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)

Sign: Any structure, device, material or substance placed, attached or applied in any manner on or above a building, structure or site so as to be visible at or beyond the property boundaries and which displays by shape, color, light or symbol any attention arrestor device, model, banner, numeral, letter, word, trademark, logo, emblem or other representation.

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

(Amended by Ord. No. 10322 (N.S.) adopted 1-29-14)

Sign, Abandoned: A sign which remains in place after expiration of the permit authorizing it or after the date, event or purpose for which it was installed has passed or terminated.

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

Sign Area: The entire area within a continuous perimeter enclosing the extreme limits of sign display including any frame or border. Curved, spherical, or any other shaped sign face shall be computed on the basis of actual surface area. The copy of signs composed of individual letters, numerals or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letter or devices. The calculation of a double-faced signs shall be the area of one face only. Double-faced signs shall be so constructed that the perimeter of both faces coincide and are parallel and not more than 24 inches apart.

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

Sign, Arcade/Marque: An on-premise sign painted on, attached to or suspended from an arcade, marque or similar architectural feature.

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

Sign, Freestanding: Any sign supported wholly by uprights, braces, or poles in or upon the ground including poster panels, painted bulletins, signs on fences, and signs on structures other than buildings and/or canopies.

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

(Amended by Ord. No. 8015 (N.S.) adopted 12-4-91)

Sign, Freeway-Oriented: An on-premise freestanding or roof sign which is located within 350 feet of the nearest point of the through lane of the adjacent freeway and not more than 1,500 feet from the nearest point where a freeway exit providing access to the premises on which the sign is located contacts the edge of said through lane. Such signs shall be used to identify premises where food, lodging, goods or services essential to the traveling public are available.

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

Sign, Height: The vertical distance from the average ground elevation at the sign supports or base of a freestanding sign and the highest point of the sign/sign structure. For signs affixed to other structures the grade from which the structure height is measured.

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

Sign, Illegal: A sign not legally installed pursuant to regulations in effect at the time of installation.

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

Sign, Monument: A freestanding on-premise sign mounted on its own standard which does not exceed 42 inches in height or 32 square feet in area per sign face and which contains only the name of the business.

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

Sign Structure: A structure or device designed or used for the support of a sign but not including fences, walls, roofs or structures having another permitted primary function. A sign structure is considered to be an integral part of a sign and is not a permitted use type independent of a permitted sign.

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

Sign, Off-Premise: Any sign as herein defined other than an on-premise sign.

Sign, On-Premise: A sign which directs attention to a business, commodity, service, industry or other activity which is sold, offered, or conducted, other than incidentally, on the premises.

(Amended by Ord. No. 8028 (N.S.) adopted 1-15-92)

Sign, Portable: A parked or stationary outdoor advertising sign, or a sign that is not a structure, or a sign located upon a vehicle or trailer for the basic purpose of providing advertisement of products or directing people to a business or activity located in the same or nearby property, placed or parked so as to be visible from the public right-of-way, but not including signs on business or commercial vehicles, the primary purpose of which is the transporting of people and goods on the public right-of-way.

Sign, Projecting: Any sign other than a wall sign which is attached to and projects from the wall or face of a building or structure including an arcade/marquee sign.

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

Sign, Roof: Any sign erected, painted upon, against, or directly above a roof or on top of or above the parapet of a building, and which is supported wholly or in part by said building. Any sign mounted upon its own standard which is supported wholly by structural anchorage to the ground,

Def. S

or mounted upon any accessory structure which does not constitute a building, shall be considered a roof sign where such sign projects over the roof of a building. Any roof, the slope of which varies not more than 45 degrees from a vertical plane, shall be considered wall space for the purpose of placement of wall signs.

Sign, Tenant Identification: Any sign integrated into the design of each individual tenant space of a multiple entrance building so as to identify the tenant of such space.

(Added by Ord. No. 6092 (N.S.) adopted 7-1-81)
(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

Sign, Wall: Any sign affixed to or painted directly upon a building facing in such a manner that the face of the sign is substantially parallel to the place of the building facing and does not project more than 16 inches, therefrom; provided, however, that any sign erected, painted or placed upon, against, or directly above a roof, the slope of which varies not more than 45 degrees from a vertical plane, shall be considered a wall sign. Permanent window signs shall be considered wall signs.

Sign, Window: Any sign temporarily affixed to or displayed on the interior of an establishment so as to be readable from the exterior thereof shall be considered a wall sign.

Significant Habitat Lands: Sensitive habitat lands with a combination of biological features that result in the likelihood of significant, unmitigable environmental impacts if developed.

(Added by Ord. No. 7630 (N.S.) adopted 05-23-89)

Significant Investment in Buildings or Structures: When used with reference to interim or temporary uses regulated by this Ordinance, "significant investment in buildings or structures" shall mean the placement or construction of any building, structure, or other improvement in such manner or at a cost as to be inconsistent with the temporary status of the use and which would preclude its ready removal from the site at a reasonable cost upon termination of the interim or temporary use.

(Added by Ord. No. 8506 (N.S.) adopted 3-01-95)

Significant Prehistoric or Historic Sites: Location of past intense human occupation where buried deposits can provide information regarding important scientific research questions about prehistoric or historic activities that have scientific, religious, or other ethnic value of local, regional, state, or federal importance. Such locations shall include, but not be limited to: any prehistoric or historic district, site, interrelated collection of features or artifacts, building, structures, or object included in or eligible for inclusion in the National Register of Historic Places, the State Landmark Register; or included in or eligible for inclusion, but not rejected, for the San Diego County Historical Site Board List; any area of past human occupation located on public or private land where important prehistoric or historic activities and/or events occurred; and any location of past or current sacred religious or ceremonial observances protected under Public Law 95-341, the American Indian Religious Freedom Act or Public Resources Code Section 5097.9, such as burial(s), pictographs, petroglyphs, solstice observatory sites, sacred shrines, religious ground figures, and natural rocks or places which are of ritual, ceremonial, or sacred value to any prehistoric or historic ethnic group.

(Added by Ord. No. 7630 (N.S.) adopted 05-23-89)

Single Detached: (See Building Type, Residential)

Single Housekeeping Unit: Any household whose members are an interactive group of persons jointly occupying a dwelling unit, including joint access to and use of all common areas including living, kitchen, and eating areas within the dwelling unit, and sharing household activities and responsibilities such as meals, chores, expenses and maintenance, and whose makeup is determined by the members of the unit rather than by the landlord, property manager, or other third party. This does not include a Boarding or Rooming House.

(Added by Ord. No. 10359 (N.S.) adopted 10-29-14)

Site Plan Permit: A permit which may be granted by the appropriate County officer or body to provide a review procedure for development proposals which is concerned with physical design, siting, interior vehicular and pedestrian access, and the interrelationship of these elements.

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

Small Home Lot Development: A development that meets the requirements for small home lot development as outlined in California Government Code Section 66499.40(b).

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

Solar Energy System, Offsite Use: A solar energy conversion system consistent with the requirements of section 6954 for offsite energy use. The energy generated is predominately used offsite.

(Added by Ord. No. 10072 (N.S.) adopted 9-15-10)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

Solar Energy System, Onsite Use: A solar energy conversion system consistent with the requirements of section 6954 for onsite energy use. The energy generated is predominately used onsite.

(Added by Ord. No. 10072 (N.S.) adopted 9-15-10)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

Special Area: That element of the zone which indicates, by means of a letter designator, the Special Area Regulations which apply to that zone.

Special Parking District: An area, described in Section 5761, where reduced off-street parking may be authorized.

(Added by Ord. No. 8407 (N.S.) adopted 5-18-94)

Special Purpose Zone: A zone including a use regulations set forth in Sections 2800 through 2979, inclusive.

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)

Specified Anatomical Areas:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus,

Def. S

or female breasts below a point immediately above the top of the areolae; or

2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Specified Sexual Activities:

1. The fondling or other touching of human genitals, pubic region, buttocks, anus, or female breasts; or
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; or
3. Masturbation, actual or simulated; or
4. Excretory functions as part of or in connection with any of the activities set forth in 1 through 3 above.

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Stable (See Horse Stable)

(Amended by Ord. No. 10285 (N.S.) adopted 9-11-13)

Stacked: (See Building Type, Residential)

Stand, Agricultural: A structure for the display and sale of farm products with no space for customers within the structure itself. (see Section 6156.q)

(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

Stand-Alone: A building, use, or facility that is physically separated from or otherwise unconnected to other buildings, uses or facilities, and that is either: (i) located on a separate lot or parcel from other buildings, uses or facilities; or (ii) located on the same lot or parcel with other buildings, uses or facilities and has its own dedicated parking. A Stand-Alone building, use or facility has required parking that is computed and provided separately from other buildings, uses or facilities.

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

Standard Mobilehome Park: (See Mobilehome Park, Standard)

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

Static Piles: Compostable materials are piled up, paying special attention to the mix of carbon materials, like leaves or wood chips, and nitrogen materials, like food waste or fresh grass. The pile is then turned regularly and kept moist. This method can take up to six months or a year to create compost.

(Added by Ord. No. 10807 (N.S.) adopted 9-14-22)

2263 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RC Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"
Low Barrier Navigation Center "25"

b. Commercial Use Types.

Administrative and Professional Services "4"
Financial, Insurance and Real Estate Services "11"
Medical Services "4"
Recycling Collection Facility, Small "2"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

2264 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RC Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Grooming
Convenience Sales and Personal Services
Eating and Drinking Establishments
Food and Beverage Retail Sales
Retail Sales: General
Retail Sales: Specialty
Transient Habitation: Lodging

2264

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2265 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RC Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services

Ambulance Services

Community Recreation

Major Impact Services and Utilities

Parking Services

Postal Services

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses Warehouses (see Section 6300 and Section 6909)

c. Agricultural Use Types.

Packing and Processing: Winery

d. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2266 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RC Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Animal Sales and Services: Veterinary (Small Animals)

Automotive and Equipment: Parking

Business Support Services

Communications Services

Gasoline Sales

2313 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C31 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Convenience Sales and Personal Services "10"
 Eating and Drinking Establishments "10"
 Food and Beverage Retail Sales "10"
 Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Light or Heavy "3"

b. Residential Use Types

Low Barrier Navigation Center "25"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

2314 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C31 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking
 Communications Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2315 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C31 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Civic, Fraternal or Religious Assembly
 Community Recreation
 Law Enforcement Services
 Major Impact Services and Utilities
 Postal Services

2315

b. Commercial Use Types.

Funeral and Internment Services: Undertaking
Research Services

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

C32 CONVENIENCE COMMERCIAL USE REGULATIONS

2320 INTENT.

The provisions of Section 2320 through Section 2329, inclusive, shall be known as the C32 Convenience Commercial Use Regulations. The C32 Use Regulations are intended to create and enhance areas where a limited number of retail commercial goods and services are desired to meet day-to-day needs of local residents. Typically, the C32 Use Regulations would be applied within walking or short driving distance of a residential area, would be designed to serve only a limited local market, and would permit only those uses which do not create in the adjacent residential area increased traffic, noise or other such impacts considered incompatible with the residential use. Various applications of the C32 Use Regulations with appropriate development designators can create shopping areas which serve low-density neighborhoods, more urbanized, high-density residential or transient use areas.

2322 PERMITTED USES.

The following use types are permitted by the C32 Use Regulations:

a. Civic Use Types.

- Child Care Center
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Small Schools

b. Commercial Use Types.

- Convenience Sales and Personal Services
- Eating and Drinking Establishments
- Food and Beverage Retail Sales
- Personal Services, General

c. Agricultural Use Types.

- Horticulture: Cultivation
- Tree Crops
- Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2323 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C32 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

2323

a. Residential Use Types.

Family Residential "1"
Low Barrier Navigation Center "25"

b. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

2324 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C32 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking
Participant Sports and Recreation: Indoor

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture: Storage

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 7843 (N.S.) adopted 12-19-90)

2325 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C32 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services

a. Commercial Use Types.

Business Equipment Sales and Services "7"
 Construction Sales and Services "8" (see Section 6300)
 Gasoline Sales "12"
 Laundry Services "13"
 Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Light or Heavy "3"

b. Residential Use Types

Low Barrier Navigation Center "25"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

2344 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C34 Use Regulations upon issuance of a Minor Use Permit:

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Sales/Rental, Farm Equipment
 Participant Sports and Recreation: Indoor

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2345 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C34 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Animal Sales and Services: Veterinary (Small Animals)
 Automotive and Equipment: Storage, Recreational Vehicles and Boats
 Funeral and Interment Services (All Types)
 Research Services
 Spectator Sports and Entertainment (All Types)
 Transient Habitation: Campground (see Section 6450)

2345

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79

C35 GENERAL COMMERCIAL/LIMITED RESIDENTIAL USE REGULATIONS

2350 INTENT.

The provisions of Section 2350 through 2355, inclusive, shall be known as the C35 General Commercial/Limited Residential Use Regulations. The C35 Use Regulations are intended to create and enhance areas where a mixture of commercial uses and residential uses is desired. Typically, the C35 Use Regulations would be applied in areas where multi-family dwellings in combination with commercial uses are desired. Various applications of the C35 Use Regulations with appropriate development designators can create areas where a single structure may serve a principal commercial function and a secondary residential use, or where a separate residential or a commercial structure is appropriate.

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)

2352 PERMITTED USES.

The following use types are permitted by the C35 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Civic, Fraternal or Religious Assembly
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Group Care
- Law Enforcement Services
- Parking Services
- Postal Services
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Grooming
- Automotive and Equipment: Parking
- Automotive and Equipment: Sales/Rentals, Light Equipment (see Section 6800)
- Business Support Services
- Convenience Sales and Personal Services
- Communications Services
- Eating and Drinking Establishments

2352

Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Medical Services
Personal Services, General
Repair Services: Consumer
Retail Sales, General
Retail Sales: Specialty
Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 7306 (N.S.) adopted 5-20-87)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2353 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C35 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Business Equipment Sales and Services "7"
Construction Sales and Services "8"
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

b. Residential Use Types

Low Barrier Navigation Center "25"

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

Automotive and Equipment: Sales/Rentals, Farm Equipment
 Automotive and Equipment: Sales/Rentals, Light Equipment
 Business Support Services
 Communications Services
 Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage Retail Sales
 Funeral and Interment Services: Undertaking
 Medical Services
 Participant Sports and Recreation: Indoor
 Personal Services, General
 Repair Services: Consumer
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment: Limited
 Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
 Tree Crops
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2363 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C36 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"
 Low Barrier Navigation Center "25"

b. Commercial Use Types.

Agricultural Services "9"

2363

Automotive and Equipment: Repairs, Heavy Equipment "8"
Business Equipment Sales and Services "7"
Construction Sales and Services "8" (see Section 6300)
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

2365 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C36 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Automotive and Equipment: Cleaning
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Funeral and Interment Services: Cremating
Funeral and Interment Services: Interring
Research Services
Spectator Sports and Entertainment: General
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

Wholesaling, Storage and Distribution: Light (see Section 6300)

d. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2373 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C37 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

Low Barrier Navigation Center "25"

b. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"

Recycling Processing Facility, Wood and Green Materials "15"

Wholesaling, Storage and Distribution: Light "8"

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)

(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)

(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

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

2375 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C37 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Automotive and Equipment: Storage, Non-operating Vehicles

Funeral and Interment Services: Cremating

Funeral and Interment Services: Interring

Swap Meets

Transient Habitation: Campground (see Section 6450)

Wholesaling, Storage and Distribution: Heavy (see Section 6300)

2375

d. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

2380

C38 SERVICE COMMERCIAL USE REGULATIONS

2380 INTENT.

The provisions of Section 2380 through Section 2389, inclusive, shall be known as the C38 Service Commercial Use Regulations. The C38 Use Regulations are intended to create and enhance areas where certain heavier commercial or light industrial uses with large acreage requirements, may locate. Typically, the C38 Use Regulations would be applied to the periphery of retail commercial areas from which such uses could supply goods and services to the retail commercial zones. Various applications of the C38 Use Regulations with appropriate development designators can create wholesaling or warehousing areas.

2382 PERMITTED USES.

The following use types are permitted by the C38 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Agricultural Services
- Animal Sales and Services: Veterinary (Large Animals)
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Heavy Equipment
- Automotive and Equipment: Storage, Recreational Vehicles and Boats
- Building Maintenance Services
- Business Equipment Sales and Services

Business Support Services
 Communication Services
 Construction Sales and Services (see Section 6300)
 Gasoline Sales
 Laundry Services
 Repair Services, Consumer
 Research Services
 Wholesale, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (All Types)
 Tree Crops
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2383 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C38 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"
 Low Barrier Navigation Center "25"

b. Commercial Use Types.

Food and Beverage Retail Sales "10"
 Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Light or Heavy "3"
 Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

2383

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

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

2384 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C38 Use Regulations upon issuance of a Minor Use Permit.

a. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2385 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C38 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Civic, Fraternal or Religious Assembly
Clinic Services
Major Impact Services and Utilities

b. Commercial Use Types.

Automotive and Equipment: Storage, Non-operating Vehicle
Funeral and Interment Services: Cremating
Participant Sports and Recreation: Indoor
Scrap Operation (see Section 6300)
Spectator Sports and Entertainment: General
Swap Meets
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"
Low Barrier Navigation Center "25"

b. Commercial Use Types.

Construction Sales and Services "9"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Recycling Processing Facility, Wood and Green Materials "15"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

2404 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C40 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2405 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C40 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Animal Sales and Services: Auctioning
Animal Sales and Services: Stockyards

2405

Automotive and Equipment: Storage, Non-operating Vehicles
Funeral and Interment Services: Cremating
Funeral and Interment Services: Interring
Scrap Operation (see Section 6300)
Spectator Sports and Entertainment: General
Swap Meets
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

C42 VISITOR-SERVING COMMERCIAL USE REGULATIONS

2420 INTENT.

The provisions of Section 2420 through 2429, inclusive, shall be known as the C42 Visitor-Serving Commercial Use Regulations. The C42 Use Regulations are intended to create and enhance areas devoted to the provision of recreational and tourist services. Thus, a broad range of recreational and visitor-serving uses are permitted and other uses are very limited. Typically, the C42 Use Regulations would be applied to areas where tourist-oriented recreational opportunities exist and associated facilities and services are desired. Various applications of the C42 Use Regulations with appropriate development designators can create an intensive-use recreational village, vacation spa, or resort, or in areas considered generally unsuitable for intensive development, more rural, open recreation-oriented developments.
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

2421 SITE PLAN REVIEW REQUIRED IN CALIFORNIA COASTAL ZONE.

(Repealed by Ord. No. 10697 (N.S.) adopted 11-18-20, effective 03-15-21, see Section 9000-9500)

2422 PERMITTED USES.

The following use types are permitted by the C42 Use Regulations:

a. Civic Use Types.

Essential Services
Parking Services

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Participant Sports and Recreation (all types)
Retail Sales: Specialty
Transient Habitation: Campground (applicable site plan subject to standards commencing at Section 6450)
Transient Habitation: Lodging
Transient Habitation: Resort (applicable site plan subject to standards commencing at Section 6400)

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)

2423

2423 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C42 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "20"
Low Barrier Navigation Center "25"

b. Commercial Use Types.

Administrative and Professional Services "20"
Business Support Services "20"
Financial, Insurance and Real Estate Services "20"

(Added by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

2424 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C42 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2425 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C42 Use Regulations upon issuance of a Major Use Permit.

a. Commercial Use Types.

Gasoline Sales
Spectator Sports and Entertainment (all types)

b. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

"20" Secondary Use: On building sites 5 acres or less in size, the use shall be restricted to locations above the first story of a building or buildings the first story of which is reserved for permitted principal uses. On building sites larger than 5 acres, the use may, as an alternate to the foregoing, be located in a building or buildings intended and located solely for secondary uses provided that not less than 50 percent of the site area is devoted exclusively to permitted principal uses.

"21" Eating and Drinking Establishments. Allowed upon issuance of a Minor Use Permit, except when accessory to a Brewery or Microbrewery, then allowed upon issuance of an Administrative Permit subject to the provisions of Section 6158.j.

Eating and Drinking Establishments in M56 Use Regulations. Notwithstanding Section 2566, the provisions of "10" apply, however for additional area see Section 6158.j.

"22" Small, Boutique and Wholesale Limited Wineries. Allowed subject to the provisions of Section 6910.

"23" Packing and Processing: General. Allowed as an accessory use to Commercial Agriculture subject to the provisions of Section 6157.g. Allowed as a primary use of a property upon issuance of a Major Use Permit.

"24" Organic Materials Processing. Allowed subject to the provisions of Section 6977.

"25" Low Barrier Navigation Centers: Allowed by-right subject to the provisions of Section 6915

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
 (Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
 (Amended by Ord. No. 6743 (N.S.) effective 1-11-85)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 6983 (N.S.) adopted 07-03-85)
 (Amended by Ord. No. 7649 (N.S.) adopted 07-17-89)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
 (Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
 (Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)
 (Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)
 (Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)
 (Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)
 (Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)
 (Amended by Ord. No. 10807 (N.S.) adopted 9-14-22)
 (Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

USE MATRIX

2990 USE MATRIX.

The Director shall prepare and cause to be inserted in copies of the Zoning Ordinance, an official Use Matrix which expresses in graphic form the Use Regulations contained in Sections 2100 through 2989, inclusive.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

(Amended by Ord. No. 10807 (N.S.) adopted 9-14-22)

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

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

USE TYPES	RESIDENTIAL	CIVIC
Family Residential	Enclosed	Administrative Services
Group Residential	Open	Ambulance Services (see Sec. 6900)
Low Barrier Navigation Centers	Drive-in	Clinic Services
Mobilehome Residential		Community Recreation
		Cultural Exhibits and Library Services
		Child Care Center
		Emergency Shelters (see Sec. 6911)
		Essential Services
		Fire Protection Services (see Sec. 6905)
		Group Care
		Law Enforcement Services
		Civic Fraternity of Religious Assembly
		Major Impact Services and Utilities
		Minor Impact Services
		Parking Services
		Postal Services
		Small Schools

MATRIX LEGEND

- 1-25 Subject to Limitations (See Section 2980)
 * May Be Subject to Site Plan Approval
 + Other Uses Not Shown on Matrix May Be Permitted
 (See Text of Use Regulations)
 O Subject to Limitations (See Sections 2812 and 2818)
 E Exceptions to Enclosure Matrix (See Section 6814)

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

**Commercial
continued on
next page**

MATRIX LEGEND

- | | |
|------|--|
| 1-25 | Subject to Limitations (See Section 2980) |
| * | May Be Subject to Site Plan Approval |
| + | Other Uses Not Shown on Matrix May be Permitted
(See Text of Use Regulations) |
| O | Subject to Limitations (See Sections 2812 and 2818) |
| E | Exceptions to Enclosure Matrix (See Section 6814) |

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

USE TYPES
COMMERCIAL (cont.)

**Commercial continued on
next page**

- ☐ Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned
Developments of 20 Acres or Larger

- | | |
|------|--|
| 1-25 | Subject to Limitations (See Section 2980) |
| * | May Be Subject to Site Plan Approval |
| + | Other Uses Not Shown on Matrix May be Permitted
(See Text of Use Regulations) |
| O | Subject to Limitations (See Sections 2812 and 2818) |
| E | Exceptions to Enclosure Matrix (See Section 6814) |

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES		COMMERCIAL (cont.)																								Use Regulations	
		Enclosed Semi-Enclosed	Open	Drive-In	Participant Sports and Recreation	a) Indoor	b) Outdoor	Personal Services	Recycling Collection Facility	a) Small	b) Large	Recycling Processing Facility	a) Light	b) Heavy	c) Wood and Green Materials	Repair Services	Research Services	Retail Sales	a) General	b) Specialty	Scrap Operations	Spectator Sports and Entertainment	a) Limited	b) General	Swap Meets		
1400	See Section 6816																										
RESIDENTIAL																											
RS						P	P	P	2									P	P			P					RS Single-Family Residential
RD						P	P	P	2									P	P			P					RD Duplex/Two-Family Residential
RM						P	P	P	2									P	P			P					RM Multi-Family Residential
RV						P	P	P	2									P	P			P					RV Variable Family Residential
RU						P	P	P	2									P	P			P					RU Urban Residential
RMH						P	P	P	2									P	P			P					RMH Mobilehome Residential
RR								M	2																		RR Rural Residential
RRO*						P	M	P	2									P	P			P					RRO* Recreation-Oriented Residential
RC			m	m		P	P	P	2									m	m			P					RC Residential-Commercial
COMMERCIAL																											
C30				m					2	2		3	M				M										C30 Office-Professional
C31				m					2	2		3	M				M										C31 Residential/Office Professional
C32				m					2	2		3	M														C32 Convenience Commercial
C34*		m	M	m		m			2	2		3	M									M	M				C34* Gen. Commercial/Residential
C35		m	M	m		m			2	2		3	M									M	M				C35 Gen. Comm./Ltd. Residential
C36		m	M						2	2		3	M														C36 General Commercial
C37									2	2		3	3	15													C37 Heavy Commercial
C38						M			2	2		3	3	15							M			M	M		C38 Service Commercial
C40									2	2		3	3	15							M			M	M		C40 Rural Commercial
C42*																											C42* Visitor Serving Commercial
C44									2			3	M														C44 Freeway Commercial
C46*									2			3	M														C46* Medical Center
INDUSTRIAL																											
M50		m	M	m					2	2		3	M														M50 Basic Industrial
M52		m	M	m			M		2	2		3	M														M52 Limited Impact Industrial
M54							M		2	2		3	3								M						M54 General Impact Industrial
M56+									2	2		3	M														M56+ Mixed Industrial
M58							M		2	2		3	3								M						M58 High Impact Industrial
AGRICULTURAL																											
A70							M								m												A70 Limited Agriculture
A72							M								m												A72 General Agriculture
SPECIAL PURPOSE																											
S80*		S	M				M		2	m				m													S80* Open Space
S81																											S81 Ecological Resource Area
S82							M		2	m				m							M						S82 Extractive
S86									2	m				m													S86 Parking
S88+									2	m				m													S88+ Specific Plan Area
S90+							M		2	m				m													S90+ Holding Area
S92							M		2	m				m													S92 General Rural
S94+							M		2	m				m													S94+ Transportation & Utility Corridor
SWF																											SWF Solid Waste Facility

Commercial continued on next page

Commercial
continued on
next page

**MATRIX
LEGEND**

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-25 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES		COMMERCIAL (cont.)										INDUSTRIAL										Use Regulations
		1400	See Section 6816	1545				1550														
		Enclosed	Semi-Enclosed	Open	Drive-In	Transient Habitation:	a) Campground (See Section 6450)	b) Lodging	c) Resort (See Section 6400)	Wholesaling, Storage and Distribution	a) Mini Warehouse (See Section 6809)	b) Light	c) Heavy	Organic Mat. Processing (see Section 6809)	Enclosed	Semi-Enclosed	Open	Custom Manufacturing	General Industrial	Heavy Industrial		
		1400	See Section 6816	1545										6977	1600	See Section 6816	1610	1620	1630	Use Regulations		
																				RESIDENTIAL		
RS																				RS	Single-Family Residential	
RD																				RD	Duplex/Two-Family Residential	
RM										M										RM	Multi-Family Residential	
RV										M										RV	Variable Family Residential	
RU																				RU	Urban Residential	
RMH																				RMH	Mobilehome Residential	
RR	●	●	●			M		M		M										RR	Rural Residential	
RRO*	●	●	●			M		M												RRO*	Recreation-Oriented Residential	
RC	●	m	m				m			M				●				m		RC	Residential-Commercial	
																				COMMERCIAL		
C30	●			m																C30	Office-Professional	
C31	●			m																C31	Residential/Office Professional	
C32	●			m										●				m		C32	Convenience Commercial	
C34*	●	m	M	m		M	●							●				●		C34*	Gen. Commercial/Residential	
C35	●	m	M	m		M	●							●				●		C35	Gen. Comm./Ltd. Residential	
C36	●	m	M	●		M	●			M	M			●				●		C36	General Commercial	
C37	●	●	●	●		M	●			●	8	M	24	●	●	●	●	●	15	C37	Heavy Commercial	
C38	●	●	●	●						●	8	M	24	●	●	●	●	●	15	C38	Service Commercial	
C40	●	●	●	●		M	●			●	8	M	24	●	●	●	●	●	15	C40	Rural Commercial	
C42*	●	●	●	●		●	●	●												C42*	Visitor Serving Commercial	
C44	●	●	●	●		M	●													C44	Freeway Commercial	
C46*	●																			C46*	Medical Center	
																				INDUSTRIAL		
M50	●	m	M	m							8	M	24	●	m	M	●	14		M50	Basic Industrial	
M52	●	m	M	m		M				●	8	M	24	●	m	M	●	14		M52	Limited Impact Industrial	
M54	●	●	●	●		M				●	8	14	24	●	●	●	●	14		M54	General Impact Industrial	
M56+										●	●	●	24					●	●	M56+	Mixed Industrial	
M58	●	●	●	●						●	8	14	24	●	●	●	●	14	M	M58	High Impact Industrial	
																				AGRICULTURAL		
A70	●	●	●			M		M					24	●	●	m				A70	Limited Agriculture	
A72	●	●	●			M		M					24	●	●	m				A72	General Agriculture	
																				SPECIAL PURPOSE		
S80*	●	S	M										23							S80*	Open Space	
S81																				S81	Ecological Resource Area	
S82	●	●	●										24							S82	Extractive	
S86	●	●	●	●									24							S86	Parking	
S88+	●	●	●	●									24	●	●	●				S88+	Specific Plan Area	
S90+	●	●	●	●		M		M					24	●	●	●				S90+	Holding Area	
S92	●	●	●	●		M		M					24	●	●	m				S92	General Rural	
S94+	●	●	●	●		M							24	●	●	●				S94+	Transportation & Utility Corridor	
SWF																				SWF	Solid Waste Facility	

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SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

USE TYPES
AGRICULTURAL
Enclosed
Semi-Enclosed
Open
Horticultural

MATRIX LEGEND

- | | |
|------|--|
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LOT AREA REGULATIONS

4200 TITLE AND PURPOSE.

The provisions of Section 4200 through 4299, inclusive, shall be known as Lot Area Regulations. The purpose of these provisions is to aid in the implementation of the growth, population distribution, conservation, and development policies of the San Diego County General Plan and to meet requirements for residential and nonresidential development within the County as set forth in the policies and principles of the General Plan.

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

4205 LOT AREA DESIGNATOR NOTATION.

Minimum lot area shall be indicated directly with square feet expressed in thousands, e.g., "6000" and "10,000" indicating 6,000 and 10,000 square feet respectively. Minimum lot area may be expressed as acres, e.g. 1 ac. and 1.5 ac. A dash ("-") shall indicate that there is no minimum lot area or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4210 LOT AREA REGULATIONS.

- a. Specification of Lot Area. Minimum lot areas shall be established to regulate the minimum area that lots or building sites must have before they may be developed, and any such minimum lot area may be specified within the development unit.
- b. Lot Area Designator. In no case shall a minimum lot area of less than 3,000 square feet be designated under the provisions of the Lot Area Regulations, except where a lesser lot area may be permitted under the provisions of the Planned Development Standards commencing at Section 6600, the provisions of Section 4230 relating to lot area averaging, or where otherwise excepted by this ordinance.

(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

4215 MINIMUM LOT AREA TO BE MAINTAINED

No portion of the required area of any lot or building site shall be used or considered as part of the required area for any other lot or building site. No lot or building site shall be reduced in size so that the area thereof is less than the minimum prescribed by an applicable lot area designator except when such reduction results from partial acquisition for public use. No existing lot or building site which has an area less than the minimum required lot area shall be reduced in area, except when such reduction results from partial acquisition for public use.

(Amended by Ord. No. 6855 adopted on 10-10-84)

4220 MINIMUM LOT AREA REQUIREMENT MET – SUBSTANDARD LOT.

Any substandard lot or building site shall be deemed to meet an applicable minimum lot area requirement when:

4220

- a. It existed as an entire lot, or as an entire parcel for which either a deed of record in the office of the County Recorder or a bona fide contract of sale was in full force and effect, prior to the date it was first zoned to the zone classification which caused it to be undersized; and
- b. It is not the result of a division of land in violation of any state law or county ordinance.

(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

4221 MINIMUM LOT AREA REQUIREMENTS, NET OR GROSS.

The net lot area of a lot shall be not less than the required minimum area prescribed by the lot area designator of the zone, provided that one of the following requirements is satisfied:

- a. Said lot or building site is created pursuant to a use permit specifying such lesser area or issued for the purpose of authorizing such lesser area, provided that such lot or building site shall in no event have an area less than six thousand (6,000) square feet.
- b. All requirements of Section 4220 of this Ordinance are met.
- c. Said lot or building site is shown on an approved final subdivision map, or on a tentative subdivision map which has been approved or filed for approval, all prior to December 1, 1969; provided that after December 31, 1971:
 - 1. Said lot or building site exists as an entire lot, or as an entire parcel for which either a deed is of record in the office of the County Recorder or a bona fide contract of sale is in full force and effect.
 - 2. It is not the result of a division of land in violation of any State law or County ordinance.
- d. Said lot or building site is shown on an approved division of land plat or on a division of land plat filed for approval prior to December, 1969; provided that after December 31, 1971:
 - 1. Said lot or building site exists as an entire lot or as an entire parcel for which either a deed is of record in the office of the County Recorder or a bona fide contract of sales is in full force and effect.
 - 2. It is not the result of a division of land in violation of any State law or County ordinance.
- e. Exemption. Multifamily and mixed-use projects that include a floor area ratio that meets the requirements under subdivision (b) of Section 65913.11. of the California Government Code shall be allowed on existing legal parcels, regardless of consistency with the existing minimum lot size requirement, provided all other applicable requirements are met, including meeting the densities established by the Zoning Ordinance or General Plan.

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

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

PART FIVE: SPECIAL AREA REGULATIONS

GENERAL PROVISIONS

5000 GENERAL INTENT OF THE SPECIAL AREA REGULATIONS.

The provisions of Section 5000 through Section 5999, inclusive, shall be known as the Special Area Regulations. The purpose of these provisions is to set forth specialized regulations which have limited application within San Diego County and which assure that consideration is provided areas of special interest or unusual value.

5010 MODIFICATIONS IMPOSED BY SPECIAL AREA REGULATIONS.

The provisions of individual special area regulations shall be in addition to regulations imposed by the Use Regulations, Animal Regulations or Development Regulations. When more than one regulation is applicable to the same subject matter within a zone, the most restrictive regulation shall apply.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

5015 APPLICATION AND DESIGNATION.

- a. Application. A Special Area Regulation shall be deemed applicable when conditions or purposes specified within individual Special Area Regulations are found present within San Diego County and a Special Area Designator is included within a zone.
- b. Location of Designator. Designators for Special Area Regulations shall follow the designators for the Development Regulations.
- c. Notation. Special Area Regulations applicable within a zone shall be indicated by a letter pursuant to the table at Section 5025.
- d. Exemption. The following uses are exempt from Special Area Regulators that require a discretionary review.
 1. Low Barrier Navigation Centers
 2. Emergency Shelters
 3. Supportive Housing Projects
 4. Housing development projects that require ministerial approval pursuant to state law.

A dash ("-") shall indicate that there are no Special Area Regulations applicable to the property.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

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

5020 USE PERMITS.

When Special Area Regulations require the issuance of a Minor Use Permit or a Major Use Permit, such permits shall only be issued when the proposed use satisfies all conditions and requirements of the Special Area Regulations and is found consistent with the intent and purpose of the applicable Special Area Regulations.

5025

5025 LISTINGS OF DESIGNATORS.
The following shall be used as appropriate.

<u>Designator</u>	<u>Special Area Designator</u>	<u>(See Section)</u>
A	Agricultural Preserve	5100-5110
B	Community Design Review Area	5750-5799
C	Airport Land Use Compatibility Plan Area	5250-5260
D	Design Review	5900-5910
E	Fault Displacement	5400-5406
F	Flood Plain	5500-5522
G	Sensitive Resource	5300-5349
H	Historic/Archaeological Landmark or District	5700-5747
J	Specific Historic District	5749
P	Planned Development	5800-5806
R	Coastal Resource Protection Area	5950-5957
S	Scenic	5200-5212
T	Unsewered Area	5960-5964
V	Vernal Pool Area	5850-5856
W	Flood Channel	5450-5472
FCI	Former Forest Conservation Initiative Properties	5970-5972

(Amended by Ord. No. 5330 (N.S.) adopted 12-13-78)
(Amended by Ord. No. 6186 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6236 (N.S.) adopted 2-17-82)
(Amended by Ord. No. 6240 (N.S.) adopted 2-17-82)
(Amended by Ord. No. 6743 (N.S.) adopted 1-11-85)
(Amended by Ord. No. 7101 (N.S.) adopted 3-12-86)
(Amended by Ord. No. 7127 (N.S.) adopted 5-07-86)
(Amended by Ord. No. 7630 (N.S.) adopted 5-23-89)
(Amended by Ord. No. 8114 (N.S.) adopted 7-29-92)
(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)
(Amended by Ord. No. 10661 (N.S.) adopted 2-26-20)

- t. Retail Sales of Stable Gear. The retail sale of stable gear, provided that such sales are incidental and subordinate to the use of conforming public stables or equestrian facilities on the premises, and there is no exterior advertising of the accessory use. No such accessory use shall occupy more than 10 percent (10%) or not to exceed 1,000 square feet, whichever is less, of the total floor area of enclosed buildings permitted by right and devoted to such public stable or equestrian facility. Where such public stables or equestrian facilities are permitted by use permit, the total floor area of the accessory use shall be regulated by such permit.
- u. Farm Employee Housing. (See 6157.f)
- v. Horticultural Sales. (see also 6157.a) In all residential and S88 Use Regulations, the retail sale of horticultural and floricultural products and their related gardening items in conjunction with and upon the premises of a growing nursery is permitted upon issuance of a Minor Use Permit.
- w. Accessory Apartments (Elderly/Handicapped/Family Member). Repealed.
- x. An Accessory Dwelling Unit (ADU) and/or one Junior Accessory Dwelling Unit (JADU) is allowed on properties zoned for residential use that provide complete independent living facilities for one or more persons with an existing or proposed single-family dwelling (SFD). A JADU means a unit that is no more than 500 sq. ft. in size and contained entirely within existing or proposed SFD.

One ADU and one JADU may be permitted on lots with an existing or proposed SFD (within a residential or mixed-use zone) provided all the following are met:

1. The ADU is either attached to an existing SFD or detached and on the same legal lot.
2. ADU may be rented but is not intended for sale separate from the primary residence, unless the lot is subdivided creating a separate lot for each dwelling, or the conditions established under Section 65852.26 of the California Government Code are met.
3. Lot does not have an existing guest living quarters, accessory living quarters, or accessory apartment. A conversion of a guest living quarters, accessory living quarters, or accessory apartment into an ADU may be permitted upon approval of a building permit.
4. The total floor area of an attached ADU shall not exceed 50% of the floor area of the SFD, up to a maximum floor area of 1,200 square feet. The 50% square foot limitation is not applicable for attached ADUs up to 850 square feet or up to 1,000 square feet if it has more than one bedroom.
5. The total floor area of a detached ADU shall not exceed 1,200 square feet, independent of the square footage of the existing SFD.

6. Applicants must provide mathematical computations of the "floor area" for both units on the plot plans, and these calculations must be taken from the exterior dimensions of the outside walls.
7. Total floor area of a proposed accessory structure attached to a detached ADU shall not exceed the allowable combined square footages per Section 6156.g of the Zoning Ordinance, or unless authorized by an approved Administrative Permit.
8. Any Proposed accessory structure, attached to an ADU, exceeding 1,000 sq. ft. (combined with all other accessory structure per Section 6156.g) and/or more than 12' in height, are subject to the main building setbacks and height regulations of the Zoning Ordinance.
9. An attached or detached patio, deck, and/or balcony is subject to Section 4835 of the Zoning Ordinance.
10. A detached ADU is limited to 25' in height.
11. An ADU may be attached to an existing and permitted oversized accessory structure, if the ADU is placed within the existing accessory structure and the overall footprint is not being changed.
12. No setbacks are required if an existing and permitted accessory structure, or a portion thereof is being converted into an ADU, except for fire safety.
13. No additional development standards such as maximum square footage, height, lot coverage, and setbacks are required if an existing and permitted detached or attached accessory structure is being converted into an ADU. Any new addition to the ADU must comply with the setbacks and height regulations outlined by this ordinance.
14. An existing and permitted accessory structure, or a portion of the existing and permitted main residence may be converted into an ADU. Such a conversion are not subject to any size requirements.
15. An ADU may be attached to an existing and permitted, or proposed recreation room, if there is a defined fire and sound separation wall or floor between the ADU and recreation room. Any openings (doors, window, or penetrations) would be required to be fire rated.
16. A minimum setback of at least 4' from the side and rear lot lines is required for an ADU that is being constructed above a permitted detached accessory structure. If corner lot, the exterior side yard setback must be at least 4' from the edge of easement/street/and/or property line. The setbacks only apply to the added space above the accessory structure and the ADU can be constructed wholly or partly above the accessory structure, including extending beyond the accessory structure walls.

17. All newly constructed detached and/or attached ADU's must comply with the required front yard setbacks and a minimum side and rear setback of at least 4' (except any required fire setbacks).
18. If corner lot, the exterior side yard setback must be at least 4' from the edge of easement/street/and/or property line.
19. A detached and/or attached ADU's may encroach into the required front yard setbacks if it would otherwise prevent the construction of an ADU that is 800 sq. ft. or smaller. If the proposed ADU encroaches into the required front yard setbacks, substantial evidence shall be submitted (such as septic permit/layout, photos, or cross-section drawings of existing grade) to justify the need for placing the proposed ADU (up to 800 sq. ft.) in the front yard setbacks.
20. If the ADU is in the front yard setbacks, it cannot block the driveway, or access of the two required off-street parking spaces for the existing SFD, unless two replacement off-street parking spaces have been provided.
21. An accessory structure, or patio attached to an ADU must comply with the required exterior side yard setbacks.
22. An ADU shall provide one parking space. The parking space may be located within the setbacks and in an existing driveway as tandem parking. Parking spaces don't need to be replaced when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted into an ADU.
23. A parking space is not required for the ADU in any of the following instances:
 - a) The ADU is located within one-half mile of public transit.
 - b) The ADU is located within an architecturally and historically significant historic district.
 - c) ADUs that are part of the proposed or existing primary residence or an accessory structure.
 - d) When on-street parking permits are required but not offered to the occupant of the ADU.
 - e) When there is a car share vehicle located within one block of the ADU.
24. The ADU shall not be used or rented for less than 30 days.
25. Properties that have multiple (2 or more) existing, non-conforming SFD's and are in a residential zone that only allows for one SFD, can have an ADU (JADU is not allowed).
26. Properties that have an existing non-conforming SFD and are in a zone that does not allow for a SFD, can have an ADU or JADU (not both).
27. One JADU, which shall not exceed 500 square feet, may be permitted on lots with an existing or proposed SFD within a residential or mixed-use zone.
28. The JADU must be completely contained within an existing or proposed SFD and may include separate sanitation facilities or may share sanitation facilities with the existing structure.

29. The JADU shall include an efficiency kitchen, which shall include all the following:
 - a) A cooking facility with appliances.
 - b) A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit
30. When an existing garage, carport, or covered parking space is being demolished in conjunction with the construction of a JADU or converted into a JADU, the required parking spaces need to be replaced. An SFD must provide the required off-street parking spaces.
31. No additional parking space is required for a JADU.
32. A JADU must be within an existing or proposed SFD and cannot be attached to an ADU.
33. In instances where the JADU shares a bathroom with the SFD, interior entry to the SFD would be necessary.
34. JADU's, and/or additions for JADU's must comply with main building setbacks, including JADU additions for non-conforming SFD's. Please see Section 6886 of the Zoning Ordinance for setback information on non-conforming SFD's.
35. The JADU may be rented, but not for less than 30 days, and is not intended for sale separate from the primary residence. The owner is required to live in one of the two units.
36. No separate electric meter will be permitted for JADUs.
37. Multiple ADU's maybe permitted within portions of an existing or proposed multifamily complex within a residential or mixed-use zone if the following requirements are met:
 - a. Only structures/rooms within the existing or proposed multifamily complex that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, may be converted at least into one ADU, or multiple ADU's, up to 25% of the existing multifamily dwelling units.
 - b. Up to two detached ADU's maybe permitted, per lot that has an existing or proposed multifamily complex if the following requirements are met.
 - I. The addition of two detached ADU's is not subject to any nonconforming regulations.
 - II. A non-conforming multifamily complex can have up to two detached ADU's or may have ADU's created within the existing multifamily complex (not both) and would be subject to all other regulations.

38. Any structure designed for human habitation that is divided into two or more independent and attached living units on a single lot is considered a multifamily complex (such as duplex, triplex, stacked dwellings, Mobile Home Park, etc.). Multiple detached single-family dwellings on the same lot are not considered a multifamily complex but may qualify for one ADU or JADU (not both).
39. A deed restriction shall be recorded with the County Recorder's office, which shall include the pertinent restrictions and limitations of a junior accessory dwelling unit identified in this Section.
 - a. The junior accessory dwelling unit shall not be sold separately from the single-family dwelling unit;
 - b. The junior accessory dwelling unit is restricted to the maximum size allowed per the development standards;
 - c. The junior accessory dwelling unit shall be considered legal only so long as either the primary residence, or the accessory dwelling unit, is occupied by the owner of record of the property, except when the home is owned by an agency such as a land trust or housing organization in an effort to create affordable housing;
 - d. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain a junior accessory dwelling unit on the property.
- y. Family Day Care Home For Children, Large (9 to 14 children). A large family day care home for children is a permitted accessory use upon issuance of an Administrative Permit provided the following conditions are complied with:
 1. No such large family day care home for children may be located closer than 500 feet from any other lot containing a large family day care home for children with an Administrative Permit approved by the County of San Diego. The 500-foot distance shall be measured in a straight line connecting the closest points on the lot lines and without regard for intervening structures.
 2. The plot plan for a family day care home for children shall show sufficient information to determine the following:
 - i. At least one on-site parking space will be available for any assistant provider or caregiver not a resident of the subject family day care home.

- ii. Adequate provision will be made to reduce noise impacts on surrounding properties through measures or a combination of measures such as solid fencing six feet in height with or without landscaping around outside activity areas or location of an adequately sized outside activity area a suitable distance away from adjacent dwellings. Adequacy of outside activity areas shall be determined by considering the size of the area provided outside of the required sideyard setbacks and by considering the distance to noise sensitive receptors.
 - iii. There exists an adequate area on-site for temporary parking of a least two automobiles where children may be safely loaded and unloaded, or such area will be provided. This designated loading and unloading area shall remain free and clear of parked cars during hours of operation of the large family day care home.
 - iv. The large family day care home meets the standards and requirements established by the State Fire Marshall as enforced by the local fire authority having jurisdiction over the home.
- 3. Notice shall be provided pursuant to Section 7060 c. Notwithstanding the Administrative Permit Procedures at Section 7060.d, no hearing is required unless requested by the applicant or other affected person.

The applicant or other affected person may appeal the decision as provided by the Administrative Appeal Procedure commencing at Section 7200. The appellant shall pay the cost, if any, of the appeal.
- 4. Every Administrative Permit approved pursuant to this section shall contain a condition that no sound amplification device be permitted in outdoor activity areas.
- 5. For large family day care homes served by on-site wastewater systems the Director of Environmental Health shall certify the adequacy of the on-site wastewater system for the proposed use.
- 6. No Administrative Permit shall be required for a large family day care home which qualifies for exemption under Section 1596.792 of the State Health and Safety Code.
- z. Small Wind Turbine. A small wind turbine shall be allowed in accordance with the Renewable Energy Regulations commencing at Section 6951.

3. Notice Required. Notice shall be provided pursuant to Section 7060 c.
 4. Findings Required. The Director may grant the Administrative Permit if the above criteria are complied with, and a finding is made that establishment of the host home will not adversely affect or be materially detrimental to existing neighborhood character, with consideration given to the generation of traffic and the suitability of the site for the type and intensity of the proposed use.
- cc. Family Day Care Home For Children, Small (8 or fewer children) is a permitted residential use when located in a single-family residence.
 - dd. Poultry Manure Management. (see Section 6157.g)
 - ee. Water Vending By Machine. In the Agricultural and Special Purpose zones, except those areas subject to the S80 Open Space and S81 Ecological Resource Area use regulations, the sale of water from coin or otherwise automatic vending machines shall be allowed, provided the volume does not exceed 5,000 gallons per any consecutive seven day period.
 - ff. Recycling Collection Facility, Drop-off: Provided the total capacity of collection receptacle(s) shall not exceed 192 cubic feet per legal parcel.
 - gg. Garage Sale. The sale of household articles or personal possessions incidentally accumulated during normal or conforming residential use of the property on which the sale is held is permitted, subject to the following restrictions:
 1. Such sales shall not exceed three (3) consecutive days in duration;
 2. No more than four (4) such sales shall be held during any calendar year;
 3. No sale of vehicles (other than bicycles), industrial or commercial equipment, or items purchased for resale shall be permitted;
 4. The sale of personal items belonging to persons not residing on the property where the sale takes place, e.g., neighbors, is permitted.
 - hh. Agricultural Homestay. (See 6157.c)

- jj. Meetings or Gatherings. The temporary gathering of individuals on private property for a non-commercial event which may involve eating, drinking, studying, or other similar activities, is allowed in compliance with the following provisions:
 - a. Use of the Property. The primary use of the property must be residential.
 - b. Parking. All vehicles belonging to individuals attending the meeting or gathering shall be parked in compliance with all applicable laws and shall not impede the flow of traffic to and from the subject property or any other properties in the vicinity.
 - c. Nuisance. The gathering shall not create a public nuisance to surrounding properties, including noise, vibration, traffic or other disturbance. This section can be enforced pursuant to Section 16.205 of County Code of Regulatory Ordinances.
- kk. Agricultural Tourism. (see Section 6157.b)
- zz. Other Necessary and Customary Uses. Accessory uses and structures, in addition to those identified above, which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to principal use, as determined by the Director.
- aaa. Organic Materials Processing. Organic materials processing shall be allowed in accordance with Section 6977 of the Zoning Ordinance.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 5912 (N.S.) adopted 10-22-80)
 (Added by Ord. No. 5935 (N.S.) adopted 11-19-80)
 (Amended by Ord. No. 5676 (N.S.) adopted 12-19-80)
 (Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
 (Amended by Ord. No. 6151 (N.S.) adopted & effective 8-25-81 - Urgency Ordinance)
 (Amended by Ord. No. 6188 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
 (Amended by Ord. No. 6284 (N.S.) adopted 5-5-82)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6586 (N.S.) adopted 5-18-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
 (Amended by Ord. No. 6857 (N.S.) adopted 10-10-84. Opr. 1-1-85)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 6983 (N.S.) adopted 7-03-85)
 (Amended by Ord. No. 7048 (N.S.) adopted 10-09-85)
 (Amended by Ord. No. 7110 (N.S.) adopted 4-02-86)
 (Amended by Ord. No. 7117 (N.S.) adopted 4-23-86)
 (Amended by Ord. No. 7160 (N.S.) adopted 6-18-86)
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
 (Amended by Ord. No. 7306 (N.S.) adopted 5-20-87)
 (Amended by Ord. No. 7363 (N.S.) adopted 8-19-87)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7515 (N.S.) adopted 7-13-88)
 (Amended by Ord. No. 7576 (N.S.) adopted 1-11-89)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 7743 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)

(Amended by Ord. No. 7790 (N.S.) adopted 08-01-90. This ordinance will expire on August 31, 1993, unless extended in connection with GPA 93-02)
 (Amended by Ord. No. 7817 (N.S.) adopted 9-26-90)
 (Amended by Ord. No. 8050 (N.S.) adopted 4-8-92)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 8086 (N.S.) adopted 6-16-92)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
 (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
 (Amended by Ord. No. 8409 (N.S.) adopted 6-1-94)
 (Amended by Ord. No. 8502 (N.S.) adopted 3-1-95)
 (Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)
 (Amended by Ord. No. 8599 (N.S.) adopted 10-11-95)
 (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)
 (Amended by Ord. No. 8805 (N.S.) adopted 6-4-97)
 (Amended by Ord. No. 8897 (N.S.) adopted 3-18-98)
 (Amended by Ord. No. 9156 (N.S.) adopted 6-14-00)
 (Amended by Ord. No. 9377 (N.S.) adopted 8-8-01)
 (Amended by Ord. No. 9470 (N.S.) adopted 6-12-02)
 (Amended by Ord. No. 9569 (N.S.) adopted 7-9-03)
 (Amended by Ord. No. 9596 (N.S.) adopted 9-17-03)
 (Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
 (Amended by Ord. No. 9958 (N.S.) adopted 12-10-08)
 (Amended by Ord. No. 9982 (N.S.) adopted 4-22-09)
 (Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)
 (Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)
 (Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)
 (Amended by Ord. No. 10073 (N.S.) adopted 9-15-10)
 (Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)
 (Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)
 (Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)
 (Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)
 (Amended by Ord. No. 10261 (N.S.) adopted 5-15-13)
 (Amended by Ord. No. 10285 (N.S.) adopted 9-11-13)
 (Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)
 (Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)
 (Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)
 (Amended by Ord. No. 10807 (N.S.) adopted 9-14-22)
 (Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

6. Under the County Affordable Senior Housing Program, one hundred percent of the units are reserved at an affordable rent, as defined in Health and Safety Code Section 50053, to very low, low, or moderate income senior citizens.
- b. Land Donation. An applicant for a tentative subdivision map, parcel map, or other residential development, who donates at least one acre of land to the County for very low income housing and has the appropriate General Plan designation, zoning, permits and approvals, and access to public facilities, shall be eligible for a density bonus.
- c. Condominium Conversion Projects. An applicant who proposes to convert apartments to a condominium project, provides at least 33 percent of the total base units for moderate income households or at least 15 percent for lower income households, and meets the requirements of Government Code Section 65915.5 shall be eligible for a density bonus.
- d. Child Care Facilities. A housing development that meets one of the eligibility requirements of subsections a.1. through a.4. and includes a child care facility located on the site of, as part of, or adjacent to, the development shall be eligible for a density bonus as defined in Government Code Section 65915(h).
- e. Senior Citizen Housing. To meet the eligibility requirements of subsection a.3., a Senior Citizen Housing Development must have at least 35 dwelling units, exclusive of the bonus units.
- f. Student Housing. An applicant who proposes to construct a housing development in which all development units will be used for students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. The developer must also enter into an agreement with an institution of higher education to the effect that where 20 percent of the units are used for lower income students, as defined, provided at a specified rent level, and provide priority for the applicable affordable units for lower income students experiencing homelessness, the units shall be subject to a recorded affordability restriction of 55 years.
- g. Ineligible Projects -- Required Replacement of Affordable Units.
 1. An applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if: a) the development is proposed on any property that includes any existing affordable rental dwelling units occupied by lower or very low income households; b) if such affordable dwelling units have been vacated or demolished in the five-year period preceding the application; and c) such affordable dwelling units have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income. However, an applicant may establish eligibility if the proposed housing development replaces those units, and either of the following applies:
 - i. The proposed housing development, inclusive of the units replaced pursuant to this subsection (f)(2), contains affordable units at the percentages set forth in subsection a.

- ii. Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.
- 2. The number and type of required replacement units shall be determined as follows:
 - i. For a development containing any occupied dwelling units, the development must contain at least the same number of replacement dwelling units, of equivalent size and bedrooms, and must be made affordable to and occupied by persons and families in the same or a lower income category as the occupied dwelling units. For unoccupied dwelling units in the development, the replacement dwelling units shall be made affordable to and occupied by persons and families in the same or lower income category as the last household in occupancy. If the income category of the last household is unknown, it is presumed, unless proven otherwise, that the dwelling units were occupied by lower income renter households in the same proportion of lower income renter households to all renter households within the County of San Diego, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database, and replacement dwelling units shall be provided in that same percentage.
 - ii. If all of the dwelling units are vacant or have been demolished within the five years preceding the application, the development must contain at least the same number of replacement dwelling units, of equivalent size and bedrooms, as existed at the highpoint of those units in the five year period preceding the application, and must be made affordable to and occupied by persons and families in the same or a lower income category as those in occupancy at that same time. If the income categories are unknown for the highpoint, it is presumed, unless proven otherwise, that the dwelling units were occupied by very low income and low income renter households in the same proportion of very low income and low income renter households to all renter households within the County of San Diego, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database, and replacement dwelling units shall be provided in that same percentage.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)
 (Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)
 (Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

6360 DENSITY BONUS.

- a. Density Bonus Allowance. A development that complies with the eligibility requirements of Section 6355 shall be entitled to a density bonus as follows:

Density Bonus Table. The total number of base units, exclusive of the additional bonus units, shall be the basis for determining the percentage of affordable units. The total number of base units shall be calculated in accordance with Section 6360 b and be consistent with the maximum allowable residential density under the Zoning Ordinance and the Land Use Element of the General Plan. The density bonus shall be calculated based on the Density Bonus Tables. The Density Bonus Table is intended to be compliant with California Government Code Section 65915.

DENSITY BONUS TABLE

Income Category Household Income Category of Affordable Units	Reserved Units Minimum % of Base Units that must be Reserved to qualify for Bonus	Bonus		
		Minimum Bonus (% of Base Units)	Additional bonus for each 1% increase in reserved units	Maximum Bonus (% of Base Units)
Very Low Income	5%	20%	2.5 for 6 to 11%; 3.75% for 12 to 15%	50%
Low Income	10%	20%	1.5% for 11 to 20%; 3.75% for 21 to 24%	50%
Very Low or Low Income	100%	80%	--	80%
Moderate Income (Ownership Units Only)	10%	5%	1% for 11 to 40; 3.75% for 41- 44%	50%
Age Restricted Senior Citizen Housing Development	100%	20%	--	20%
Transitional Foster Youth, Disabled Veterans, Homeless	10%	20%	--	20%
Land Donation for Very Low Income Housing	10% of Market- Rate Units	15%	1%	35%
Common Interest Development	10%	5%	1%	35%

Income Category	Reserved Units	Bonus		
Household Income Category of Affordable Units	Minimum % of Base Units that must be Reserved to qualify for Bonus	Bonus Allowed		
		Minimum Bonus (% of Base Units)	Additional bonus for each 1% increase in reserved units	Maximum Bonus (% of Base Units)
Student Housing for Full-Time Enrolled Students	20%	35%	--	35%
Condominium Conversion				
Lower Income	15%	25%	--	25%
Moderate Income	33%	25%	--	25%
Child Care Facility	Must qualify under Section 6355 a.1. – a.4.	Additional residential space equal to or greater than the square footage of the child care facility or one additional incentive		
County Affordable Senior Housing Program (Rental Units Only)				
Very Low Income	100%	50% to a maximum of 45 units/acre*		
Low Income	100%	45% to a maximum of 45 units/acre*		
Moderate Income	100%	40% to a maximum of 45 units/acre*		
Commercial Development with Affordable Housing	Pursuant to Government Code 65915.7	Pursuant to Section 6365		

* The density cap of 45 units per acre is calculated based on the net lot area.

2. County Affordable Senior Housing Program.
 - i. An Administrative Permit authorizing a density bonus for an affordable rental senior housing project may be approved in accordance with the Administrative Permit Procedure commencing at Section 7050 if the project meets the requirements of Section 6355 a.5. and this section and if it is found that the location, size, and design of the proposed use will not adversely affect or be materially detrimental to the San Diego County General Plan, adjacent uses, residents, buildings, structures, or natural resources, with consideration given to:
 - a) The type and density of the housing development would not have a harmful adverse effect on surrounding neighborhood character.
 - b) The site is physically suitable for the density of development proposed.
 - c) There is demonstrated capacity and service of sewer, water, schools (as may be required), fire, police protection and utilities available to the housing development.
 - d) The housing development and surrounding areas have adequate access to accommodate the generation of traffic.
 - e) The site has reasonable proximity and access to special support services (e.g., retail and convenience uses, public transit, emergency medical facilities, etc.) as may be required by the type and density of development proposed.
 - ii. The County Affordable Senior Housing Program shall be available only to a housing development of five or more dwelling units, exclusive of the bonus units. The residents shall be persons 62 years of age or older or 55 years of age or older in a senior citizen housing development consisting of at least 35 dwelling units, exclusive of the bonus units.
 - iii. The housing development must be located in an area with a General Plan density of at least 10.9 units per acre.
 - iv. Density bonus calculations shall be made as specified in Section 6360 b.
 - v. Bonus units must be reserved and rented to senior citizens at the same level of affordability as the proposed development.
 - vi. The maximum density, including the bonus units, cannot exceed 45 units per acre based on the net lot area.
 - vii. The applicant will be required to enter into a density bonus housing agreement with the County's Department of Housing and Community Development. The agreement shall be subject to and comply with the density bonus housing agreement provisions set forth in Section 7430.

- viii. A housing development located in a specific plan area shall not be allowed a density bonus which causes the overall maximum density of the specific plan to be exceeded.
 - ix. Parking requirements shall be met as specified in Section 6370.
 - x. Requested incentives are subject to the provisions of Zoning Ordinance Section 6365, except that the applicant shall not be required to submit a financial documents under Section 7410 b.2. An applicant for a project under the County Affordable Senior Housing Program shall receive up to four incentives, unless disapproved with written findings in accordance with Section 7420 a.
3. Land Donation For Very Low Income Units. When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the County for very low income housing and meets the requirements of Government Code Section 65915(g), the applicant shall be entitled to a 15 percent minimum increase above the otherwise maximum allowable residential density as shown in the table below.
- i. The donated land must have all permits and approvals necessary for the development of very low income housing units equal to at least 10 percent of the market rate units within the proposed development.
 - ii. If the proposed development also includes units reserved for affordable housing, the density bonus from the donated land shall be in addition to the density bonus permitted for the provision of housing reserved for very low, low, moderate, or senior households up to a maximum combined density increase of 35 percent.

Percentage of Units Very Low Income	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24

Percentage of Units Very Low Income	Percentage Density Bonus
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

4. **Condominium Conversion Projects.** A condominium conversion project which meets the requirements of Government Code Section 65915.5 shall receive either a density bonus of 25 percent or incentives of equivalent financial value unless the development previously received density bonus or other incentives, in which case it is ineligible for the Density Bonus Program/Affordable Housing Program.
5. **Child Care Facilities.** A housing development with a child care facility that meets the eligibility requirements of Section 6355 d. shall be entitled to one of the following subject to the requirements of Government Code Section 65915(h):
 - iii. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility. Any additional amount of residential space that exceeds the amount of square feet in the child care facility must be approved by the approving authority. The additional square feet of residential space may be used for additional residential units that must meet the average square footage size of the other residential units in the development.
 - iv. An additional incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

6. 100% Affordable Developments in Transit Accessible Areas. No maximum density shall be required for a housing development project that meets the 100 percent affordability requirements of Section 65915(b)(1)(G) and that is built within one-mile of a major transit stop as defined by subdivision (b) of Section 21155 of the Public Resources Code or is located in a very low vehicle travel area as defined by subdivision (o) of Section 65915 of the California Government Code. The applicant shall also receive a height increase of up to three additional stories, or 33 feet.

b. Density Bonus Calculations.

1. Base Units. The number of base units shall not exceed the maximum allowable residential density as permitted by the County's Zoning Ordinance and General Plan.
 - i. The net lot area of the project site shall be the basis on which the number of base units is determined.
 - ii. The density bonus percentage shall be calculated using the total number of base housing units and shall not include the density bonus units.
 - iii. When calculating the maximum number of base dwelling units permitted on a project site any fraction of a base dwelling unit shall be rounded up to the nearest whole number of dwelling units.
 - iv. The maximum number of dwelling units permitted within the exterior boundary lines of any subdivision or a single lot, shall be reduced to an achievable number of dwelling units when such reduction is needed to comply with all applicable land use requirements. The resulting density shall be the Maximum Allowable Residential Density.
2. Density Bonus Units. When calculating the number of density bonus units to be granted to an applicant under Government Code section 65915, a fraction of a density bonus unit shall be rounded up to the nearest whole number.
3. Split Zones. If the housing development site is located in two or more zones, the number of dwelling units permitted in the development is the sum of the dwelling units permitted in each of the zones. Within the development, the permitted number of dwelling units may be distributed without regard to the zone boundaries.
4. Other regulatory incentives pursuant to Section 65915 of the Government Code.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

(Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)

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

6365 INCENTIVES.

- a. Types of Incentives. An applicant eligible for an Affordable Housing Permit pursuant to Section 6355 may qualify for one or more of the following incentives whether or not a density bonus is requested:
 - 1. A reduction or deviation in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code. These may include, but not are not limited to, a reduction in setback and square footage requirements, increased building heights, or a reduction in the ratio of vehicular parking spaces that would otherwise be required. These reductions or deviations shall result in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).
 - 2. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
 - 3. Other regulatory incentives proposed by the applicant or the County that will result in identifiable, actual cost reductions to provide for affordable housing costs as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).
- b. Proof of Cost Reduction. Proof of identifiable, actual cost reduction associated to reduce the cost of the housing development to provide for affordable housing costs may be required of the applicant pursuant to Section 7410.
- c. Permitted Number. The applicant shall receive the following number of incentives, unless disapproved in accordance with written findings as described in Section 7420 a:

INCENTIVES SUMMARY

Income Category of Reserved Units	% of Reserved Units			
Very Low Income	--	5%	10%	15%
Low Income	--	10%	17%	24%
Moderate Income (Ownership Units Only)	--	10%	20%	30%
County Affordable Senior Housing Program (Rental Units Only)	--	--	--	100%
Lower income students in a student housing development	20%	--	--	--
Maximum Number of Incentives	1	2	3	4

- d. Incentives for Commercial Development. Pursuant to Government Code Section 65915.7, an applicant for a commercial development that has entered into an agreement with an applicant for a residential development that provides at least 15 percent of the dwelling units as affordable to very low income households or at least 30 percent of the dwelling units as affordable to low income households shall be entitled to an incentive in accordance with Government Code Section 65915.7(b) provided that the agreement is approved by the Planning & Development Services Director and the commercial development will contribute to affordable housing in one of the following ways:

1. Directly constructing the affordable dwelling units on the commercial site or a site that is within the jurisdiction of the County, in close proximity to public amenities including schools and employment centers, and located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code.
2. Donating a portion of the commercial site or another site that meets the criteria in Section 6365 c.1. for development of the affordable dwelling units; or
3. Financially contributing to the development of the affordable dwelling units.

- e. Nothing in this section requires the County to provide direct financial incentives for the housing development, including but not limited to, the provision of publicly owned land or the waiver of fees or dedication requirements.

This section does not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code).

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)
 (Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)
 (Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

6367 WAIVER OF DEVELOPMENT STANDARDS

- a. An applicant may submit a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a housing development at the densities or with the incentives permitted by the Density Bonus Program/Affordable Housing Program.
- b. Development standards that may be waived or reduced under this section include site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation, including, but not limited to the following:
 - i. A height limitation.
 - ii. A setback requirement.
 - iii. A floor area ratio.
 - iv. An onsite open-space requirement.
 - v. A parking ratio that applies to a residential development.
- c. A proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development at the densities or with the incentives permitted by the Density Bonus/Affordable Housing Regulations shall be approved unless the approval authority makes a written finding to deny the proposal, based upon substantial evidence, as specified in Section 7420 b.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

(Amended by Ord. No.10592 (N.S.) adopted 2-27-19)

6370 PARKING REQUIREMENTS.

- a. Applicability. The following parking requirements apply to eligible developments in accordance with Section 6355. Affordable housing projects that also meet the requirements of Government Code 65913.4 and are processed through ministerial review consistent with Section 7400 are subject to the parking requirements of Government Code 65913.4(d) rather than those in this section. Any additional parking modifications will be considered an incentive pursuant to Section 6365.
- b. Number Of Parking Spaces Required.

The following maximum vehicular parking ratios apply for a project that meets the eligibility requirements of Section 6355, inclusive of parking for the disabled and guest parking.

PARKING REQUIREMENTS

Number of Bedrooms	Number of on-site parking spaces needed
0 – 1	1
2 – 3	1.5
4+	2.5

- c. Lower parking ratios also apply to the following projects:
1. 0.5 space per bedroom for rental or for sale projects with at least 11% very low income or 20% lower income units, and within one-half mile of unobstructed access to a major transit stop as defined in subdivision (b) of Section 21155 of the Public Resources Code. Unobstructed access means if a resident is able to access the major transit stop without encountering natural or constructed impediments.
 2. No space required for rental projects that are 100% affordable to lower income households (exclusive of a manager's unit), and within one-half mile of unobstructed access to a major transit stop as defined in subdivision (b) of Section 21155 of the Public Resources Code.
 3. No space required for age-restricted rental senior projects that are 100% affordable to lower income households, and have paratransit service or are within one-half mile of accessible fixed bus route service operating at least eight times per day.
 4. No space required for special needs housing development as defined in Section 51312 of the Health and Safety Code, and have paratransit service or are within one-half mile of accessible fixed bus route service operating at least eight times per day.
- d. If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number.
- e. This Density Bonus Program/Affordable Housing Program does not preclude the County from reducing or eliminating a parking requirement for development projects of any type in any location.
- f. Location of Parking. For purposes of this density bonus program, a development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking

- g. Religious Institution Affiliated Housing Project. Parking requirements for religious institution affiliated housing development projects are as provided in California Government Code Section 65913.6

Religious institution/assembly parking may count towards religious institution/assembly affiliated housing parking requirements. Up to 50% of existing or proposed religious institution/assembly parking spaces may be eliminated as a part of a religious institution/assembly affiliated housing development project. The elimination of religious-use parking spaces pursuant to a religious institution affiliated housing development project that has been approved does not constitute a concession pursuant to California Government Code Section 65915. The reduction in parking spaces shall not reduce the minimum parking standards required of a religious institution affiliated housing development project below one space per unit. The request to share parking is exempt from a discretionary permit review or modification, and exempt from the non-conforming regulations.

This shall not apply to a religious institution affiliated housing development project if either of the following is true:

1. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code or a major transit stop as defined in Section 21064.3 of the Public Resources Code.
2. There is a car share vehicle located within one block of the parcel.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

(Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)

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

6375 AFFORDABLE UNITS AND REPLACEMENT UNITS.

a. Duration of Affordability.

1. An applicant for new affordable housing shall agree to, and the County shall ensure, the continued affordability of all very low and low-income rental units that qualified the applicant for the award of the density bonus or incentives or other concessions for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
2. Replacement units shall be subject to a recorded affordability restriction for 55 years or longer.

b. Unit Affordability Requirements.

1. Rental Units. Rents for the lower income and moderate income reserved units shall be set at an affordable rent as defined in Health and Safety Code Section 50053.

2. Owner-occupied Units. Owner-occupied affordable units and replacement units shall be available at an affordable housing cost as defined in Health and Safety Code Section 50052.5.
- c. Occupancy and Resale of Moderate Income Common Interest Development Units.
1. An applicant shall agree to, and the County shall ensure, that the initial occupant of moderate income units that are directly related to the receipt of the density bonus in a common interest development, as defined in Civil Code Section 1351, are persons and families of moderate income, as defined in Health and Safety Code Section 50093, and that the units are offered at an affordable housing cost, as defined in Health and Safety Code Section 50052.5.
 2. The County shall enforce an equity sharing agreement as specified in California Government Code Section 65915(c)(2)
- d. Location and Type of Reserved Units.
1. Location/Dispersal of Units. Affordable units shall be reasonably dispersed throughout the development where feasible and shall contain on average the same number of bedrooms as the market rate units. Affordable housing units within a mixed-income structure shall not be isolated to a specific floor or area on a specific floor.
 2. Phasing. If a project is to be phased, the reserved units shall be phased in the same proportion as the market rate units or phased in another sequence acceptable to the County. The affordable units shall be constructed concurrently with or prior to construction of the market rate units.
 3. Exterior Appearance. The exterior appearance and quality of the reserved units shall generally be similar to the market rate units, with exterior materials and improvements similar to and architecturally compatible with the market rate units in the development.
 4. Entrance/Exits. The occupants of the affordable housing units in the mixed-income multifamily structure shall have the same access to the common entrances to that structure as the occupants of the market-rate housing units.
 5. Common Areas. The occupants of the affordable housing units in the mixed-income multifamily structure shall have the same access to the common areas and amenities of that structure as the occupants of the market-rate housing units.
- e. Replacement Units. All proposed projects that require residential unit demolition shall provide replacement units pursuant to any applicable requirements in section 65915 and section 66300 of the Government Code.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)
 (Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)
 (Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

6756 COMPUTATION OF REQUIRED PARKING AND BICYCLE SPACES.

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

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3206.)

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

6757

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

Section	Land Use Category	Description
6758	Residential	Property used by individuals and families for private residences or dwellings.
6760	Transient Habitation	Temporary or short-term lodging services. May include a hotel, motel, cabin, or campground.
6762	Commercial	Uses intended for retail, wholesale, office, or services.
6764	Civic	Uses that serve the community at large, including public spaces and structures that provide direct or indirect services to the public.
6772	Industrial and Storage	Uses intended for manufacturing or storage facilities.
6778	Agricultural	Land used for the growing of agriculture.
6780	Other Occupancies and Uses	Uses not included in the land use categories within Sections 6758 through 6783.
6782	Use Permits and Historic District Site Plans	Uses conducted pursuant to a use permit or to a Historic District Site Plan.
6783	Special Parking Districts	Uses conducted within a Special Parking District as designated in Section 5761.

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

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

6758 PARKING REQUIREMENTS: **RESIDENTIAL**

Type of Occupancy Use or Structure	Off-Street Parking
Single Family Detached, Semi-Detached/Attached, Duplex Recreation Center in Planned Developments Bicycle Parking	The Sum of the Following: 2 Parking spaces per dwelling unit 0.1 Parking space per dwelling unit None Required
Multi-Dwellings¹ (3 units or more on a single lot) Studio, 1 and 2 Bedroom 3 or More Bedrooms Guest Parking ² Recreation Center (> 1,000 sq.ft.) Bicycle Parking	The Sum of the Following: 1.5 Parking spaces per dwelling unit 2 Parking spaces per dwelling unit 0.2 Parking space per dwelling unit 0.1 Parking space per dwelling unit 0.5 space per dwelling unit

Mobile Home Residential Mobile Home Dwelling Unit Guest Parking ³ Recreation Center (> 1,000 sq.ft.) Bicycle Parking	The Sum of the Following: 2 Parking spaces per dwelling unit 0.2 Parking space per dwelling unit 0.1 Parking space per dwelling unit None Required
Group Residential Boarding Houses (permanent), Fraternity/Sorority Houses, Dormitories, Student Housing, Convents/Monasteries Bicycle Parking	0.75 Parking space per person <i>(Based on the total occupancy permitted by the County Building Code)</i> 0.25 Bike space per person (except for Convents/Monasteries)
Multiple-Unit Housing for Senior Citizens Dwelling Unit/ Bedroom Guest Parking Bicycle Parking	The Sum of the Following: 1.5 Parking spaces per dwelling unit/bedroom 0.2 Parking space per dwelling unit/bedroom None Required
Residential Care Facilities Employee Parking Guest Parking Bicycle Parking	The Sum of the Following: 1 Parking space per employee <i>(Largest work shift)</i> 0.33 Parking space per bedroom None Required
Accessory Apartment	1 Parking Space ⁴

¹Parking for religious institution affiliated housing development projects is outlined in Section 6370.

²Up to one-third of the required guest parking may be met by on-street parking on an abutting public or private street, provided that the street is improved to County standards with provision for on-street parking.

³Space shall not be in tandem with any other required space.

⁴ Additions, alterations or expansions to a single-family dwelling constructed prior to February 16, 1970 or that was approved and constructed with only one parking space, do not require additional parking to be provided for the single family dwelling use. However, additional required parking must be provided for any accessory uses as required by the applicable section(s) of the Zoning Ordinance.

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

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

(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

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

6760 PARKING REQUIREMENTS: **TRANSIENT HABITATION**

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

Type of Occupancy Use or Structure	Off-Street Parking
Boarding Houses (Transient) Bicycle Parking	1 Parking space per habitation room None Required

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

6762 PARKING REQUIREMENTS: **COMMERCIAL**

Type of Occupancy Use or Structure	Off-Street Parking
PERSONAL SERVICES	
Commercial Office Bicycle Parking	4 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
Financial Institution Bank, Savings and Loan (including banks with and without drive-through teller or ATM service) Drive-Through Vehicle Stacking Provision Bicycle Parking	4 Parking spaces per KSF GFA 3 Vehicles (60 feet) minimum per teller/ATM lane 0.1 Bike space per car space but not less than 3
Eating and Drinking Establishment Excluding Stand-Alone Fast-Food Up to 3,000 Square Feet	The Greater Of: 6 Parking spaces per KSF GFA OR 0.2 Parking spaces per person (Based on capacity of fixed or movable seating as permitted by the County Building Code)
More than 3,000 Square Feet Bicycle Parking	The Greater Of: 10 Parking spaces per KSF GFA OR 0.33 Parking spaces per person (Based on capacity of fixed or movable seating as permitted by the County Building Code) 0.1 Bike space per car space but not less than 3
Stand-Alone Fast-Food Restaurant With Drive-Through Window Drive-Through Vehicle Stacking Provision Bicycle Parking	12 Parking spaces per KSF GFA 9.5 Parking spaces per KSF GFA 4 Vehicles (80 feet) minimum from the menu board 0.1 Bike space per car space but not less than 3
Laundromat Bicycle Parking	0.33 Parking spaces per washing machine 0.05 Bike space per car space but not less than 3
Dry Cleaner Bicycle Parking	3.3 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3

Type of Occupancy Use or Structure	Off-Street Parking
Barber Shop or Hair Salon Bicycle Parking	2.5 Parking spaces per chair/station 0.05 Bike space per car space but not less than 3
Funeral Parlor and Mortuary Bicycle Parking	The Sum of the Following: 0.25 Parking space per fixed seat 10 Parking space per KSF of non-fixed seating area in gathering room 0.05 Bike space per car space but not less than 3
Post Office Annex Including Privately Owned P.O. Box and Package Receipt Centers Bicycle Parking	2.5 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
RETAIL	
Retail Sales and Services Includes Personal Services and Repair Services <i>Retail sales and services other than those specifically listed in this table</i> Bicycle Parking	4.5 Parking spaces per KSF GFA <i>(Total eating, drinking and entertainment uses cannot exceed 15% of project's GFA. Otherwise the floor area that exceeds 15% shall be calculated according to stand-alone eating and drinking establishment use parking requirements)</i> 0.1 Bike space per car space but not less than 3
Gasoline Station Without accessory retail sales and/or service Bicycle Parking	1 Parking space per employee but not less than 3 <i>(largest work shift)</i> 0.05 Bike space per car space but not less than 3
With accessory retail sales and/or service Bicycle Parking	4 Parking spaces per KSF GFA <i>(Parking requirement does not include spaces normally provided adjacent to gas pumps for fueling vehicles or service bays)</i> 0.1 Bike space per car space but not less than 3
Liquor Store Bicycle Parking	3.3 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3
Stand-Alone Discount Club Store Includes Wholesale Warehouse-type Stores Bicycle Parking	5.5 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3
Stand-Alone Drugstore Bicycle Parking	3.5 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
Stand-Alone Furniture and Appliance Sales Bicycle Parking	3.5 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3
Stand-Alone Home Improvement Store Includes Building Materials and Lumber Stores Bicycle Parking	3.5 Parking spaces per KSF GFA <i>(Outdoor sales area shall be included in total GFA)</i> 0.05 Bike space per car space but not less than 3

Type of Occupancy Use or Structure	Off-Street Parking
Building Supply Yards Includes Lumber, Plant Nurseries, Brick, Stone, and Gravel Bicycle Parking	0.5 Parking spaces per KSF of display area 0.05 Bike space per car space but not less than 3
Construction Sales, Service, and Rental Contractors office and outside service area Bicycle Parking	The Greater Of: 1.5 Parking spaces per employee <i>(largest work shift)</i> OR 3.3 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3
Automotive or Equipment Sales and Service Automotive Service Only Bicycle Parking	3.3 Parking spaces per KSF GFA 3 Parking spaces per repair stall 0.05 Bike space per car space but not less than 3
Automotive Rental Bicycle Parking	The Greater Of: 2.5 Parking spaces per employee <i>(largest work shift)</i> <i>(Plus 1 parking space per rental vehicle stored on-site)</i> OR 5 Parking spaces per KSF GFA <i>(Plus 1 parking space per rental vehicle stored on-site)</i> 0.05 Bike space per car space but not less than 3
Swap Meet Bicycle Parking	6.5 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
SPORTS AND ENTERTAINMENT	
Participant Sports and Recreation (Indoor) Health Club, Gym, Video Arcade, Skating Rink, Billiard/Pool Hall, Multipurpose Recreational Facility (Other than those specifically listed in this table) Bicycle Parking	6 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
Participant Sports and Recreation (Outdoor) As Required below for Specific Uses: Sports Courts (e.g. tennis, basketball, etc.) Ball Fields Group Picnic Areas Passive Useable Turf Areas for Informal Play Children's Play Area Swimming Pool	The Sum of the Following that Apply: 3 Parking spaces per court 20 Parking spaces per ball field 1.5 Parking spaces per picnic table 0.2 Parking space per KSF 5 Parking spaces per KSF 10 Parking spaces per KSF of

Type of Occupancy Use or Structure	Off-Street Parking
Skate Park Boat Launch Ramp Bicycle Parking	water surface 5 Parking spaces per KSF of skating area 10 Parking spaces per ramp plus 10 Parking spaces (10' wide x 45' long) for vehicles with boat trailers Individual sports and recreational uses shall include bicycle racks to accommodate 0.05 bike space per car space but not less than 5 bicycle spaces
Bowling Alley Bicycle Parking	6 Parking spaces per alley (Plus requirements for accessory uses) 0.1 Bike space per car space but not less than 3
Driving Range Bicycle Parking	The Sum of the Following: 1 Parking space per tee plus 1 Parking space per employee but not less than 3 (Largest work shift) (Plus requirements for accessory uses) 0.05 Bike space per car space but not less than 3
Golf Course Bicycle Parking	6 Parking spaces per hole (Plus requirements for accessory uses) 0.05 Bike space per car space but not less than 3
Miniature Golf Course Bicycle Parking	3 Parking spaces per hole 0.1 Bike space per car space but not less than 3
Tennis, Racquetball and Handball Facility Bicycle Parking	4 Parking spaces per court (Plus requirements for accessory uses) 0.1 Bike space per car space but not less than 3
Spectator Sports and Entertainment Bicycle Parking	0.25 Parking spaces per seat 0.1 Bike space per car space but not less than 3
Live Theater and Movie Theater Bicycle Parking	0.35 Parking spaces per seat 0.1 Bike space per car space but not less than 3
ANIMAL SERVICES	
Veterinarian Clinic or Hospital Bicycle Parking	The Sum of the Following: 2.5 Parking spaces per examination room 1 Parking space per employee/doctor but not less than 4 (Largest work shift) 0.05 Bike space per car space but not less than 3

Type of Occupancy Use or Structure	Off-Street Parking
Commercial Equine or Horse Stable	0.2 Parking space for each available horse corral, paddock or stall for use. A corral, paddock or stall may be located in a stable or in an animal enclosure. 1 Loading Space* for every 3 required parking spaces. A minimum of 1 loading space is required for every Horse Stable. This is in addition to the loading spaces required in section 6786. * Loading spaces shall allow for enough space for horse loading as well as deliveries of hay, feed or other materials for the horse stable in addition to the standard space required of 10 feet wide by 35 feet long
Commercial Kennel Bicycle Parking	2 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3

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

(Added by Ord. No. 6940 (N.S.) adopted 4-10-85.)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
 (Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)
 (Amended by Ord. No. 10285 (N.S.) adopted 9-11-13)
 (Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

6764 PARKING REQUIREMENTS: **CIVIC**

Type of Occupancy Use or Structure	Off-Street Parking
Library, Museum, Art Gallery Bicycle Parking	3 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
Community Center Bicycle Parking	3.5 Parking space per KSF GFA 0.1 Bike space per car space but not less than 3
U.S. Post Office (Leased Land) Bicycle Parking	30 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
Fire Station Guest Parking Bicycle Parking	The Sum of the Following: 1 Parking space per employee (Largest work shift) 3 Parking spaces (Plus additional on-site parking required for fire trucks/vans assigned to the station) 0.05 Bike space per car space but not less than 3
Police Station Guest Parking	The Sum of the Following: 1 Parking space per employee (Largest work shift) 3 Parking spaces

Type of Occupancy Use or Structure	Off-Street Parking
Bicycle Parking	<i>(Plus additional on-site parking required for police station vehicle fleet including motorcycles)</i> 0.1 Bike space per car space but not less than 3
PUBLIC ASSEMBLY	
Religious Assembly¹ Church, Synagogue, Temple, Mission Bicycle Parking	0.25 Parking space per person <i>(Based on total occupancy of the largest assembly room permitted by the County Building Code)</i> 0.1 Bike space per car space but not less than 3
Park Passive Uses Structured Active Uses (e.g. basketball, tennis, ball fields, etc.) Bicycle Parking	4 Parking spaces per acre 10 Parking spaces per acre Park uses shall include bicycle racks to accommodate 0.05 bike space per car space but not less than 5 bicycle spaces
Conference Center / Auditorium Bicycle Parking	0.25 Parking space per seat ○ Bike space per car space but not less than 3
Private Club Lodge Hall, Union Hall Bicycle Parking	0.35 Parking space per person if fixed seating is provided (Based on total occupancy of the largest assembly room permitted by the County Building Code) OR 35 Parking spaces per KSF in the largest assembly room if fixed seating is not provided (Plus requirements for accessory uses if such uses will be active at the same time as the largest assembly room) 0.05 Bike space per car but not less than 3

Senior High School Auditorium, Basketball Stadium, or Football Stadium <i>(whichever has the greatest occupancy)</i> Bicycle Parking	The Sum of the Following: 1 Parking space per employee 15 Parking spaces for visitors 0.25 Parking spaces per student 0.2 Parking space per seat minus employee, visitor, and student spaces provided above 0.1 Bike space per student
College and University (Educational institutions beyond the 12 th grade) Auditorium, Basketball Stadium, or Football Stadium <i>(whichever has the greatest occupancy)</i> Bicycle Parking	The Sum of the Following: 0.7 Parking spaces per faculty member/staff 0.3 Parking spaces per student 25 Parking spaces for visitors 0.2 Parking space per seat minus employee, visitor, and student spaces provided above 0.05 Bike space per student
Other Educational Institutions Including Private or Charitable Institutions Offering Instruction, Training, or Learning Opportunities <i>When located in a commercial center consisting of 10 KSF GFA or more and this use does not comprise more than 25% of the total GFA of the commercial center, this section does not apply. See Section 6762 Retail Sales and Services.</i> Bicycle Parking	1 Parking space per employee plus The Greater of the Following: 0.5 Parking space per student/trainee, OR 0.3 Parking space per KSF GFA ○ Bike space per student
MEDICAL CARE FACILITIES	
Hospital Acute, General Bicycle Parking	2.5 Parking spaces per bed 0.05 Bike space per car space but not less than 3
Medical Office Bicycle Parking	5 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
Other Medical Care Facilities Other Facilities Providing Overnight Medical Care (e.g. mental/psychiatric institutions, intermediate care homes, nursing homes, etc.) Bicycle Parking	0.33 Parking spaces per bed 0.05 Bike space per car space but not less than 3

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

1. Religious institution/assembly parking is outlined in Section 6370.

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13. Formerly Sec. 6766, 6770 & 6772.)

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

6772 PARKING REQUIREMENTS: INDUSTRIAL AND STORAGE

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

- iv. Notice shall be provided pursuant to Section 7060.c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d.

- 7. A Small Winery shall demonstrate compliance with the adopted standards of the applicable fire service provider.

(Added by Ord. No. 9940 (N.S.) adopted 6-18-08)
 (Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)
 (Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)
 (Amended by Ord. No. 10425 (N.S.) adopted 4-27-16)
 (Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)
 (Amended by Ord. No. 10653 (N.S.) adopted 1-29-20)

6911 EMERGENCY SHELTERS.

Emergency Shelters (See Section 1334) shall comply with the following provisions, in addition to all other applicable County codes, except when subsection (g) Section 1006 applies, and any requirements imposed by the State Department of Housing and Community Development:

- a. The maximum number of clients permitted to be served (eating, showering or sleeping) nightly shall not exceed 1 per 125 sq. ft. of floor area. There shall be one bed provided for each client.
- b. Off street parking shall be provided as follows: one parking space per employee on site at the same time..
- c. The client waiting and/or intake areas shall be as follows:
 - 1. The interior waiting/intake area for a facility with 14 or fewer beds shall be no less than 125 sq. ft. and for a facility with 15 or more beds shall be no less than 200 sq. ft. in area.
 - 2. The exterior waiting/intake area shall be no less than 450 sq. ft. for facilities with 14 beds or fewer. The exterior waiting/intake area shall be no less than 900 sq. ft. for facilities with 15 beds or more. Exterior waiting/intake areas shall be screened from view from surrounding properties by solid fencing of not less than 6 feet in height. Fencing shall conform to the requirements of Section 6700 et. seq.
- d. An individual or individuals who do not utilize the homeless beds and/or services and who maintain their own residence off site may be eligible as on site manager(s). Each facility shall have manager(s) present onsite 24 hours per day, 7 days per week. At a minimum, one on site manager and one supporting staff member of the same sex shall be provided in each segregated sleeping area being used.

6911

- e. Segregated sleeping, lavatory and bathing areas shall be provided if the Emergency Shelter accommodates both men and women in the same building. Reasonable accommodation shall be made to provide segregated sleeping, lavatory and bathing areas for families.
- f. No Emergency Shelter shall be located within 300 feet of another Emergency Shelter.
- g. No client shall be allowed to stay more than 180 consecutive days or 300 overall days within any 12 month period of time.
- h. Lighting shall be provided in all parking areas, exterior intake and/or waiting areas and outside common areas. Outdoor lighting shall conform to all provisions of Section 6324 of this Zoning Ordinance and Section 51.201 and following of the San Diego County Code.
- i. Adequate security shall be provided on site during all hours of operation.
- j. For purposes of this section, "client" is defined as a person who utilizes the Emergency Shelter facilities to eat, shower or sleep but is not a staff member.

(Added by Ord. No. 10035 (N.S.) adopted 1-27-10)
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)
(Amended by Ord. No. 10767 (N.S.) adopted 1-26-22)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

6912 COMMUNITY GARDENS

Community Gardens are allowed in all zones where Tree Crops or Row and Field Crops are permitted, subject to the following regulations:

- a. Hours of Operation. Hours of operation shall be limited to the hours between sunrise and sunset.
- b. Permitted structures. Accessory structures, such as storage sheds for tools and other supplies, greenhouses and/or an Agricultural Stand, may be allowed in a community garden pursuant to Section 6156.
- c. Parking. A minimum of 2 parking spaces shall be provided on the lot when there is no on-street parking allowed adjacent to the community garden property.
- d. Water Use. Wasting water is prohibited pursuant to County Code Section 86.725. Water efficient irrigation techniques such as drip irrigation and timers to control watering times are encouraged. All hoses shall be equipped with a trigger nozzle. Mulching of planted areas is encouraged to retain plant moisture.

- e. Composting. Composting and other organic materials processing may be performed onsite in accordance with Section 6977 of the Zoning Ordinance.
- f. Organic Gardening. Organic gardening is strongly encouraged.
- g. Trash/Recycling Receptacles. Trash and recycling receptacles shall be provided onsite for the proper disposal of refuse. The receptacles shall be screened from adjacent properties by six-foot high solid fencing. Refuse shall be removed from the site regularly so that the receptacle area and the lot are kept free from litter.
- h. Sale of Produce and Plants. Sale of produce or plants raised on the site is allowed only from a permitted Agricultural Stand, subject to all provisions of 6156.q. Otherwise, on-site sales of produce, plants or any other items are prohibited.
- i. Prohibited plants. Planting illegal or invasive plants, as defined in County Code Section 86.701 et seq., shall be prohibited.

All other applicable codes and ordinances shall apply to Community Gardens, including but not limited to Groundwater Ordinance, Grading Ordinance and Noise Ordinance. Applicable permits from other departments or agencies may be required.

(Added by Ord. No. 10204 (N.S.) adopted 3-28-12)
 (Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)
 (Amended by Ord. No. 10807 (N.S.) adopted 9-14-22)

6913 AQUAPONICS

The Aquaponics use type refers to a form of agriculture combining the cultivation of plants in water (Hydroponics) and raising of fish (Aquaculture) in a symbiotic, closed-loop system. Aquaponics uses shall comply with the following provisions:

- a. The limitation on the number of animals allowed on a property pursuant to Section 3100 (g) Specialty Animal Raising: Other, shall not apply to the number of fish raised as part of an Aquaponics use provided all requirements of this section are met.
- b. The use is conducted within a permitted, enclosed greenhouse(s) and/or agricultural structure(s) and any additional required permits are obtained from the Building Division.
- c. Structures shall comply with the setback regulations of the zone in Section 4810 and with the Animal Enclosure Setback Table, Section 3112. The most restrictive setback shall apply.
- d. Odors shall not be detectable from surrounding properties.
- e. All operations, including equipment such as exhaust fans, circulating pumps and/or generators shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code of Regulatory Ordinances relating to Noise Abatement and Control. Noise barriers shall be installed around any noise generating equipment if necessary to meet the required limitations.

6913

- f. Comply with all applicable requirements of California Department of Fish and Game for fish species that are raised for human consumption, comply with all applicable requirements of California Department of Food and Agriculture and all applicable permit requirements with the Department of Environmental Health.

(Added by Ord. No. 10463 (N.S.) adopted 4-14-17)

6914 SMALL HOME LOT DEVELOPMENT

Small home lot developments are allowed in multi-family zones where two or more attached or detached units would be allowed on the same lot per the zoning ordinance. Small home lot developments are subject to the provisions outlined in California Government Code Section 66499.40. A small home lot development must meet the following requirements:

- a. The proposed development is located on a lot zoned for multifamily residential development that is no larger than five acres and is substantially surrounded by qualified urban uses as defined in Section 21072 of the Public Resources Code. The residential properties within a radius of 500 feet of the site are zoned to have an allowable residential density of less than 30 dwelling units per acre.
- b. The development proponent proposes to construct single-family housing units on fee simple ownership lots
- c. Meets a minimum unit requirement and consists of single-family housing units with an total area of floor space of up to 1,750 net habitable square feet.
- d. That the units comply with external existing height and setback requirements applicable to the multifamily site.
- e. For properties that are included as sites in the Housing Element, the development must result in at least as many units as projected for that parcel in the Housing Element. a small home development may not be built on a site identified to accommodate low or very-low income units in the Housing Element

For properties that are not included as sites in the Housing Element, the development must result in the maximum number of units allowed under the density, unless there is a density range. For properties with a density range, the development must result in at least the number of units allowed by the "mid-range" density.

- f. The proposed small home lot development shall not require the demolition of: housing that is subject to a recorded covenant, ordinance, or law that restricts rent to levels affordable to persons and families of moderate, low, or very low income; housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; housing occupied by tenants within the seven years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit; or, a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

- g. Small home lot development is not subject to any of the following requirements:
1. A setback requirement between the units, except as required in the California Building Code (Title 24 of the California Code of Regulations).
 2. A minimum requirement on the size of an individual small home lot created by the development.
 3. A requirement that parking be enclosed or covered.
 4. The formation of a homeowners' association.

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

6915 LOW BARRIER NAVIGATION CENTER

- a. Purpose and Intent. The purpose of this Section is to establish development standards for low barrier navigation centers and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of state law, specifically Article 12 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with California Government Code Section 65660.
- b. Applicability. The provisions of this section shall apply to all low-barrier navigation center projects. Low-barrier navigation centers are allowed by-right (not subject to a discretionary permit or approval) in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. Low-barrier navigation centers will be permitted where multi-family residential is allowed by a combination of building type designator and use classification as identified in Section 2000: Use Regulations and Section 4310: Building Type Schedule. Low barrier navigation centers must meet the following requirements:
1. Connected Services. It offers services to connect people to permanent housing through a services plan that identifies services staffing.
 2. Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.
 3. Code Compliant. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

6915

4. Homeless Management Information System. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

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

6916 SUPPORTIVE HOUSING

- a. Purpose and Intent. The purpose of this section is to ensure that housing development projects that meet the definition of supportive housing as defined in California Government Code Section 65650 are reviewed and processed ministerially pursuant to California Government Code Section 65583(c)(3).
- b. Applicability. Supportive housing shall be a use by right (not subject to discretionary permit or approval) in all zones where multifamily and mixed-uses are permitted.

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

6920 COTTAGE INDUSTRIES.

- a. Purpose and Intent. The purpose and intent of this Section is to provide a means for establishing certain limited commercial and industrial uses to provide products and services to rural areas which are not currently zoned commercial or industrial but would benefit from the application of such limited commercial and industrial uses. Furthermore, it is intended that these limited commercial and industrial uses be used in conjunction with a dwelling and that said uses, although more extensive than home occupations, do not significantly alter or disturb the residential or rural nature of the premises or the surrounding community.
- b. Permit.
 1. Cottage Industries are permitted, upon issuance of a Minor Use Permit, only in the A70, A72, S90 and S92 Use Regulations, and in the RR Use Regulations on parcels of four acres gross or larger.
 2. A Minor Use Permit for a Cottage Industry shall be granted for seven years, unless the Director determines that a shorter period is more appropriate to insure conformance with the intent and standards of this section or other applicable requirements. Any person holding an unexpired Minor Use Permit for a cottage industry may apply for a modification pursuant to Section 7378 to extend its expiration date. The expiration date of any unexpired Minor Use Permit for a cottage industry which was granted prior to September 13, 1991 shall, however, be automatically extended by operation of Ordinance No. 7964 (N.S.) to September 13, 1998.

8103 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V1 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential – Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for commercial purposes.

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

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

8105 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V1 Zone upon issuance of a Major Use Permit:

a. Commercial Use Types.

Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8103

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8120 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V1 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the Village 1 Zone.

A maximum of 24 dwelling units per acre as a secondary use only.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V1 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V1 Zone.

2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V1 Zone.

Buildings shall have a maximum height of 35 feet

8202

Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8203 The following use types are permitted by the FB-V2 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential

Limited to dwellings that are located in conjunction with a second principal use that is primarily used for business purposes within or on the same structure, lot or parcel. All residential uses in the FB-V2 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the FB-V2 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.
2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
 - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
 - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
 - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
 - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
 - e) Location and treatment of important drainage ways, including underground drainage systems;

- f) Proposed grading and removal of natural materials, including finished topography of the site;
 - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
- a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
 - b) Impacts to be addressed shall include noise, odors, lighting, air quality, visual quality and vibration.
 - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.
 - d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
 - e) Lighting of the business use shall not excessively spill over into the residential use.
4. Site Plan Permit Exemption. An exemption from the Site Plan permit requirement of Section 8203.a.1 may be granted by the Director under either of the following circumstances:
- a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8203.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be

in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan permit exemption recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Site Plan permit exemption requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.

- b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

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 pertinent to the criteria listed in Section 8203.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

- b. Civic Use Types.

Child Care Center – 24 children or less

- c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries that provide retail services only, use only non-flammable solvents and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8204.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 20 cubic feet and equipment to 25 horsepower at any one time.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
 (Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)
 (Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

8204 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the FB-V2 Zone upon issuance of a Minor Use Permit:

a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8205 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V2 Zone upon issuance of a Major Use Permit:

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8220 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V2 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
 - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
 - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
 - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
 - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
 - e) Location and treatment of important drainage ways, including underground drainage systems;
 - f) Proposed grading and removal of natural materials, including finished topography of the site;
 - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
 - a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
 - b) Impacts to be addressed shall include noise, odors, air quality, lighting, visual quality and vibration.
 - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.

- d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
 - e) Lighting of the business use shall not excessively spill over into the residential use.
4. Site Plan Permit Exemption. An exemption from the Site Plan permit process requirement of Section 8303.a.1 may be granted by the Director under either of the following circumstances:
- a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8303.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan permit exemption recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Site Plan permit exemption requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.
 - b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

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 pertinent to the criteria listed in Section 8303.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) – except that large animals are not allowed to be kept overnight unless required in preparation for or recovery from surgery

Automotive and Equipment: Cleaning – Not to exceed 4 self-serve stalls

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8304.

Wholesaling, Storage and Distribution: Mini-Warehouses – The Mini-Warehouse Use may not occupy more than 50% of the building area. For the purposes of calculation, common areas including interior courtyards, restrooms and hallways would not be included. All storage units shall be accessed by an interior corridor and shall not be accessed externally. The Mini-Warehouse Use shall be located within a single building on the parcel.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 60 cubic feet and equipment to 40 horsepower at any one time.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

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

8304

8304 USES SUBJECT TO A MINOR USE PERMIT

a. Commercial Use Types.

 Transient Habitation: Lodging (uses exceeding 20 bedrooms)

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8305 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V3 Zone upon issuance of a Major Use Permit:

a. Civic Use Types.

 Major Impact Services and Utilities

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8320 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V3 Zone shall be subject to the following site development regulations:

a. Animals

 The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

 The Density Regulations beginning at Section 4100 shall apply to the FB-V3 Zone.

 A maximum of 24 dwelling units per acre.

c. Lot Area

 No minimum or maximum lot area.

d. Building Type

 Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V3 Zone.

 Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

8403 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V4 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential - Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services - Not to exceed 1,500 square feet

Eating and Drinking Establishments - No drive-through

Food and Beverage Retail Sales - Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor - Not to exceed 2,000 square feet

Transient Habitation: Lodging - Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8404.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

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

8404

8404 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the FB-V4 Zone upon issuance of a Minor Use Permit:

- a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8405 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V4 Zone upon issuance of a Major Use Permit:

- a. Commercial Use Types.

Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8420 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V4 Zone shall be subject to the following site development regulations:

- a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

- b. Density

The Density Regulations beginning at Section 4100 shall apply to the FB-V4 Zone.

A maximum of 24 dwelling units per acre as a secondary use only.

- c. Lot Area

No minimum or maximum lot area.

- d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V4 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V4 Zone.

2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V4 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V4 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback along Main Street and adjacent side streets.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 – 15 feet maximum from lot line (permitted up to a maximum of 15 feet)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required)

k. Special Area Regulation

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Outdoor storage of irrigation equipment and other agricultural related activities, equipment and support services is permitted upon approval of a Site Plan through the Community Design Review Area Regulations process.
2. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8430 d.
3. Automotive and Equipment: Sales/Rentals, Farm Equipment. Providing that the use complies with Section 8430 d.
4. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation.
5. Parking Services
6. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V4 Zone shall be included in the definition of "Commercial Zones."

n. On-Premise Sign Regulations

All property with the FB-V4 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8430 PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Fallbrook Village 4 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. In the FB-V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the FB-V4 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. Location of Parking on Building Site.
 1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
 - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - c) As close to the building entrance as is practical without interfering with pedestrian traffic.
 - d) At ground level.
 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.
 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.

4. Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8430 d. 1 – 3.
- e. Parking Space Dimensions.
1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
 2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.
 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines and the County Water Conservation in Landscaping Ordinance.
 3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
 (Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)
 (Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8500

FB-V5 FALLBROOK 5 ZONE

8500 INTENT

The Fallbrook Village 5 (FB-V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the FB-V5 Zone. Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8502 PERMITTED USES

The following use types are permitted by the FB-V5 Zone:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Administrative Services
Clinic Services
Cultural Exhibits and Library Services
Essential Services
Group Care
Minor Impact Utilities
Parking Services

c. Commercial Use Types.

Administrative and Professional Services
Business Support Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services, General

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8503

8503 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V5 Zone subject to the limitation stated after the use type.

a. Civic Use Types.

Child Care Center – 24 children or less

b. Residential Use Types

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

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

8505 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V5 Zone upon issuance of a Major Use Permit:

b. Commercial Use Types.

Eating and Drinking Establishments
Research Services
Transient Habitation: Lodging

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8520 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V5 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the FB-V5 Zone.

A maximum of 24 dwelling units per acre.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V5 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

No maximum floor area ratio.

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V5 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

Front:	50 feet from centerline of the street
Side, Interior:	5 feet from lot line
Side, Exterior:	35 feet from centerline of the street
Rear:	25 feet from lot line

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

8520

I. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Eating and Drinking Establishments. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Major Use Permit.
2. Parking Services
3. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V5 Zone shall be included in the definition of "Residential Zones."

n. On-Premise Sign Regulations

All property with the FB-V5 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

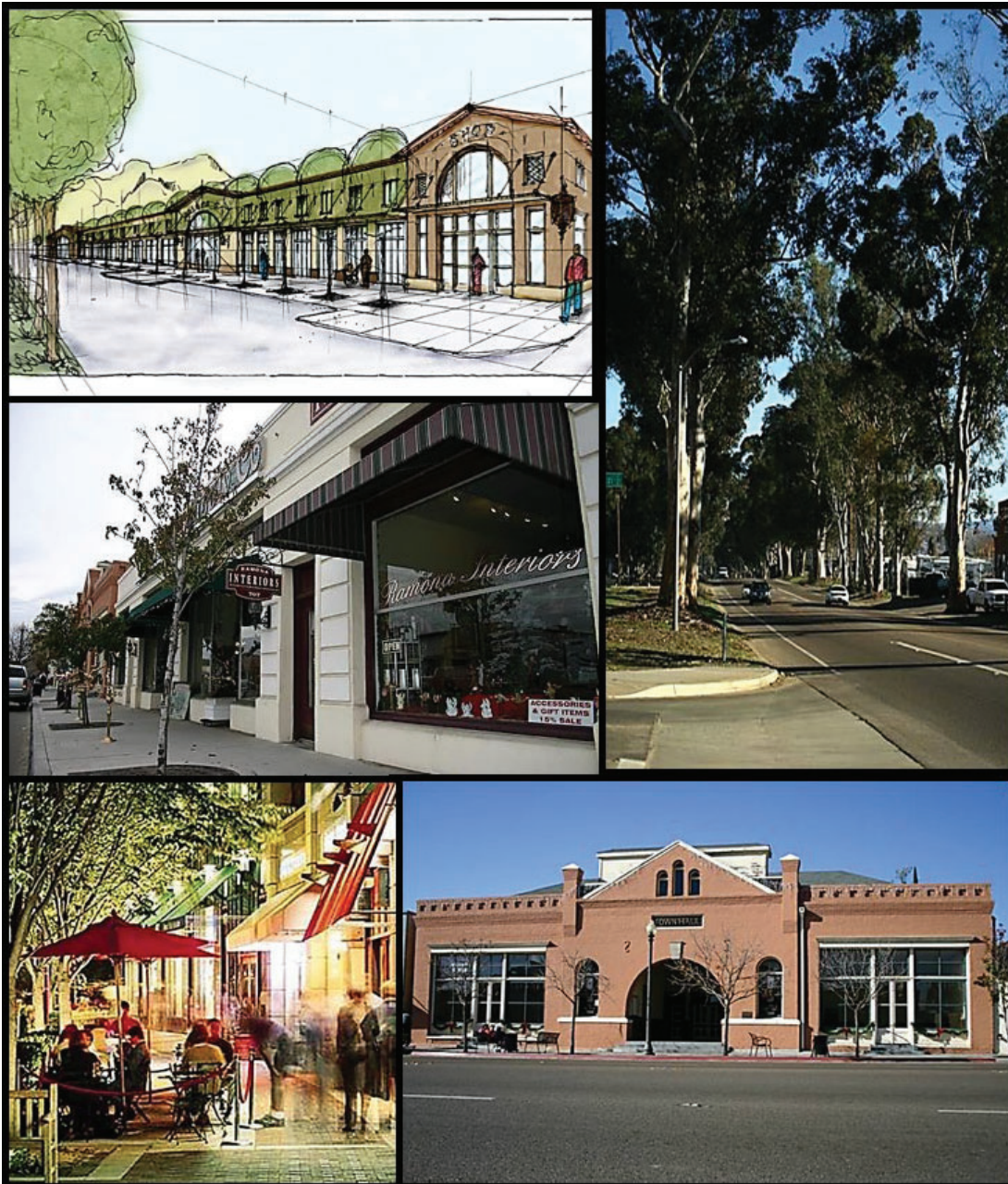
(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8530 PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance compatibility with the adjacent residential uses consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Fallbrook Village 5 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. In the FB-V5 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the FB-V5 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.

Ramona Village Center Form-Based Code

July 2023



PART EIGHT: 8700 *Ramona Village Center Regulations*

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PART EIGHT: 8700 *Ramona Village Center Regulations*

Ramona Village Center Regulations | July 2023

Acknowledgements

County of San Diego

Honorable Supervisor Dianne Jacob - District 2

Department of Planning and Development Services Director Mark Wardlaw

California Department of Transportation

This Plan was made possible through the Caltrans Transportation Planning Grant Program

Ramona Village Design Committee Members

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Carol Fowler	Vice Chair Chamber of Commerce
Torry Brean	Secretary Community Planning Group
Greg Roberson	Design Review Board
Dawn Perfect	Ramona Unified School Board / Citizen Representative
Ron Rodolff	Chamber of Commerce
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Jim Cooper	Community Planning Group

Ramona Community Planning Group Members

Jim Piva, Chairman

The many residents of Ramona who participated in the workshops and meetings

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ADOPTED: County Board of Supervisors

July 30th, 2014 (2)

February 27, 2019 (3)

July 19, 2023 (8)

PART EIGHT: 8700 *Ramona Village Center Regulations*

TABLE OF CONTENTS

8700 General Administration and Process

8701	GENERAL PROVISIONS
8702	PERMITTED USES DETERMINE PLAN PROCESS
8703	SITE PLAN PERMIT REQUIREMENTS
8704	SITE PLAN PERMIT PROCESS EXCEPTIONS
8705	EXCEPTIONS
8706	SEQUENCE OF ENTITLEMENT DETERMINATION
8708	SITE PLAN REVIEW CHECKLIST PROCESS
	MAP 1 VILLAGE CENTER SUB-AREAS
	MAP 2 VILLAGE CENTER ZONING DISTRICT MAP

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 STNDS - ACCESS
	TABLE 1.1 COLONNADE DESIGN STNDS - BUILDINGS
	MAP 4 - PASEO ZONING DISTRICT MAP
8717	PASEO SUB-AREA INTENT
	TABLE 1.2 PASEO DESIGN STNDS - ACCESS
	TABLE 1.3 PASEO DESIGN STNDS - BUILDINGS
	MAP 5 - OLD TOWN ZONING DISTRICT MAP
8719	OLD TOWN SUB-AREA INTENT
	TABLE 1.4 OLD TOWN DESIGN STNDS - ACCESS
	TABLE 1.5 OLD TOWN DESIGN STNDS - BUILDINGS
8720	ZONING DISTRICT
8721	LOTS IN MULTIPLE ZONING DISTRICTS
	TABLE 1.6 ZONING DISTRICTS ILLUSTRATED
8723	LOT
	TABLE 1.7 LOT LAYER SUMMARY
8725	BUILDING PLACEMENT
	TABLE 1.8 BUILDING PLACEMENT ON THE LOT
8727	BUILDING HEIGHT
	TABLE 1.9 BUILDING HEIGHT ILLUSTRATED
8729	PRIVATE FRONTAGES
	TABLE 1.10 PRIVATE FRONTAGES

8730 RM-V5 Center Zoning District

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	FENCING
	TABLE 2.8 FENCING STANDARDS
8749	SHARED CIVIC SPACE
	TABLE 2.9 SHARED CIVIC SPACE

8750 RM-V4 General Zoning District

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 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 STANDARD
8765	LIGHTING
8312	FENCING
	TABLE 3.8 FENCING STANDARDS
8769	
	TABLE 3.8 SHARED CIVIC SPACE

8770 RM-V3 Edge Zoning District

8772	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: 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

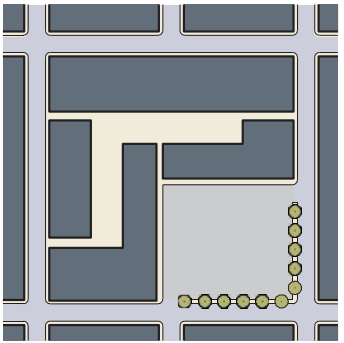
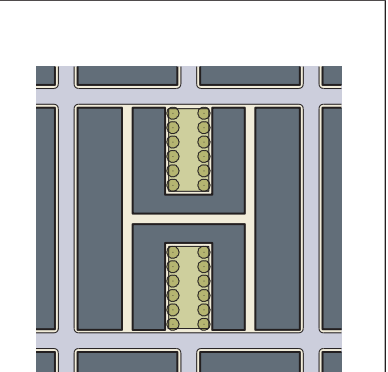
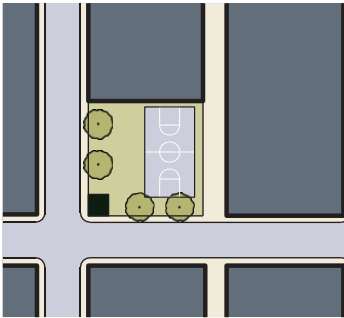
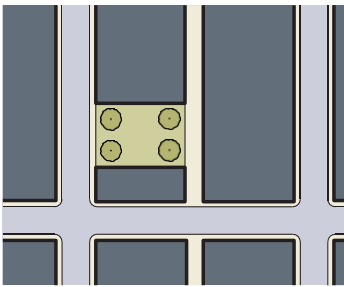
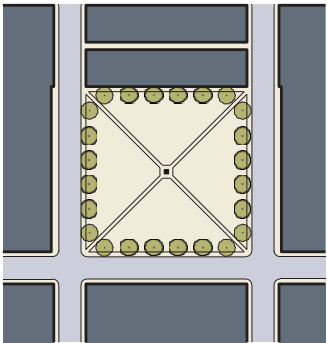
RESIDENTIAL	2.0 / dwelling
Studio Units <600 sf, and Accessory Dwelling Units	1.0 / dwelling
Multi-family Guest Parking	0.5 / dwelling
COMMERCIAL ⁱ	3.0 / 1000 sq. ft.
Automotive and Equipment	2.5 / 1000 sq. ft.
Business Equipment and Sales Services	2.5 / 1000 sq. ft.
Medical Services	2.0 / 1000 sq. ft.
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 2.9 RM-V5 SHARED CIVIC SPACE TYPES

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.		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..	
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.			
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.			
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..			

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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

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)

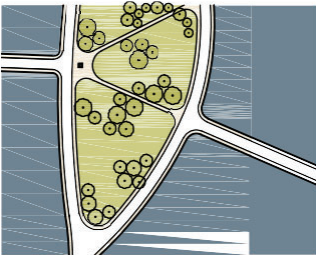
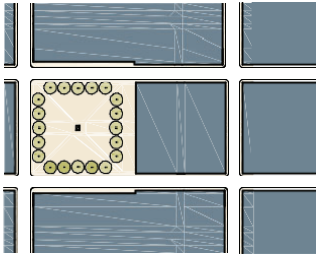
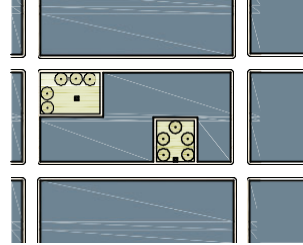
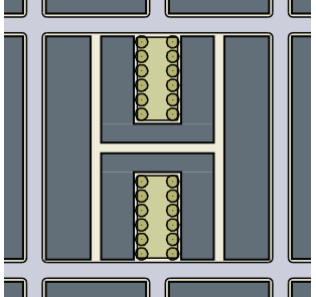
ⁱⁱ Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required.

PART EIGHT: 8750 RM-V4 - General District

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)

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.		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.	
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.		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.	
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.			

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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

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
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.

PART EIGHT: 8770 RM-V3 Edge District

8787 Lighting

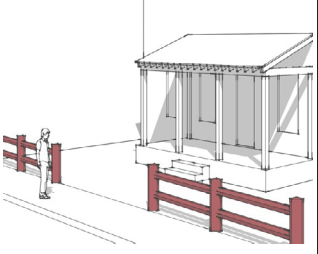
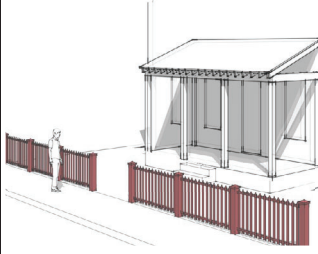
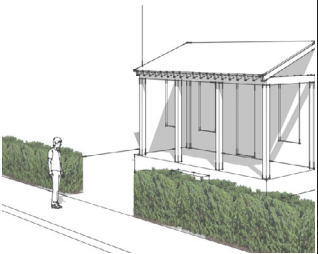
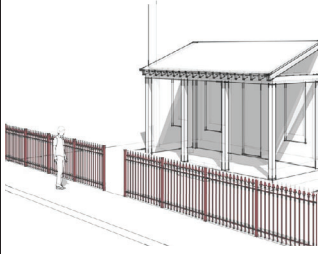
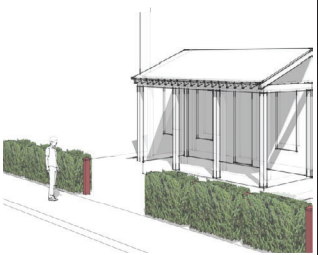
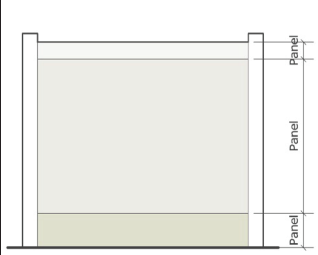
- a. Lighting shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the 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

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

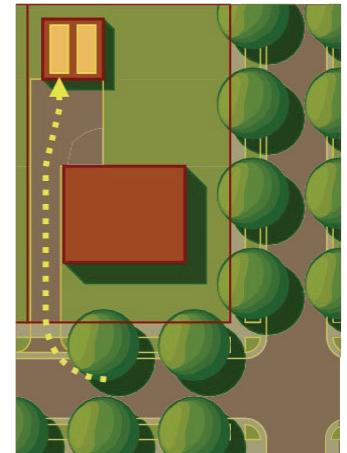
a. Parking Standards Diagrams (Advisory)

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.

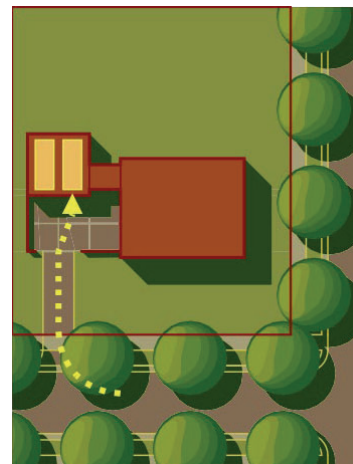
i. Front/First Lot Layer



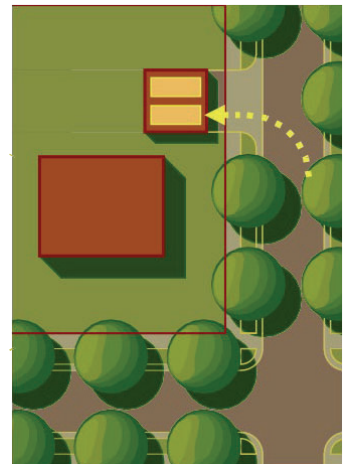
ii. Front/Third Lot Layer



iii. Front/Second Lot Layer



iv. Side/Outbuilding

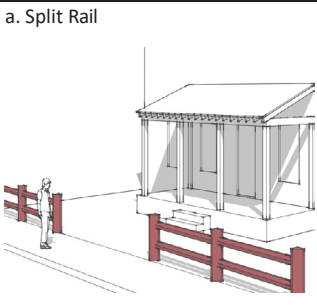
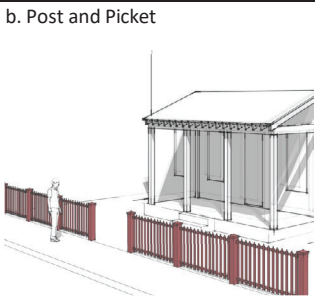
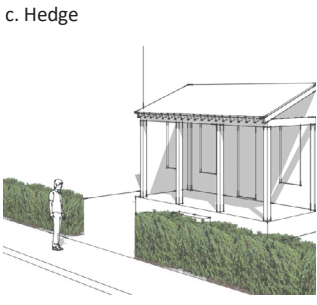
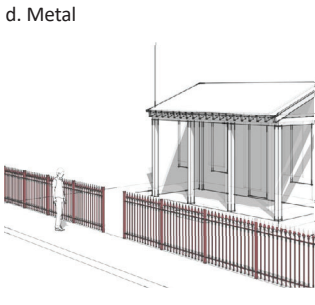
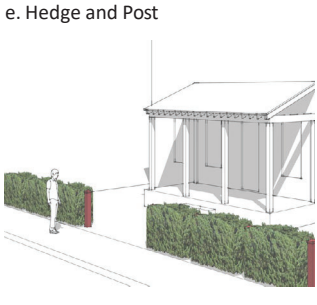
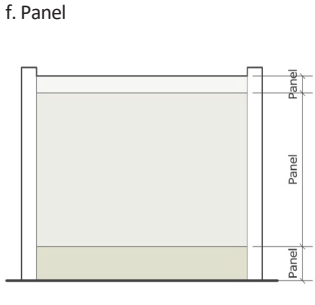


PART EIGHT: 8790 RM-V2 Rural District

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

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

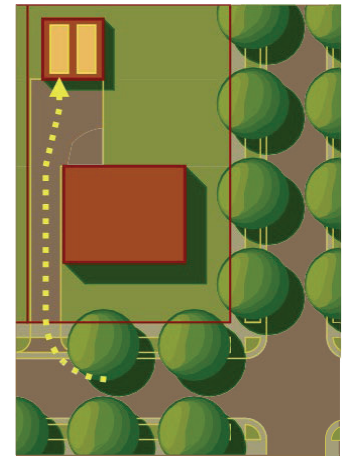
a. Parking Standards Diagrams (Advisory)

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.

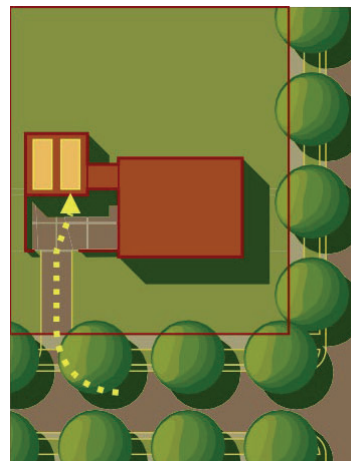
i. Front/First Lot Layer



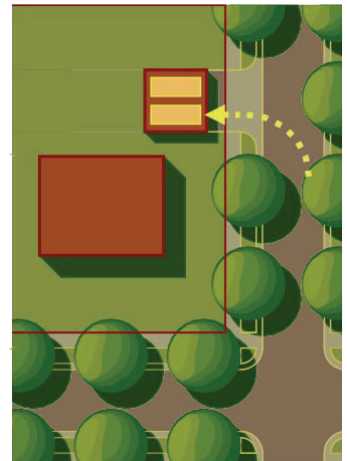
ii. Front/Third Lot Layer



iii. Front/Second Lot Layer



iv. Side/Outbuilding

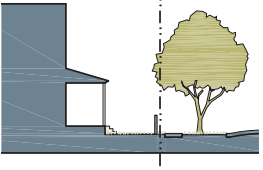
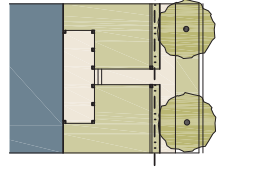
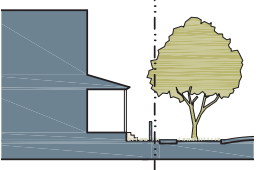
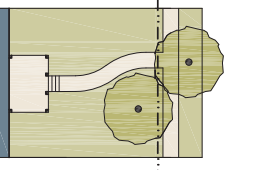


PART EIGHT: 8810 RM-V1 Natural District

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

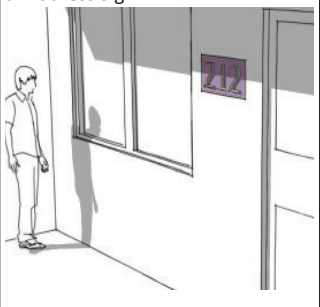
	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					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

~ 96 ~

ALPINE VILLAGE CORE FORM-BASED CODE



JULY 2023

ADOPTED: County Board of Supervisors
July 30, 2014 (2)

AMENDED: County Board of Supervisors
July 19, 2023 (8)

PART EIGHT: 8900 Alpine Village Core Regulations

TABLE AL-1.0 PERMITTED USE TYPES

RESIDENTIAL	AL-V1	AL-V2	AL-CD
Second Dwelling Unit		R	
Family Residential	R	R	R
Farm Labor Camps			
Group Residential	R	R	R
Mobile Home Residential	M		
Low Barrier Navigation Centers	R*	R*	R*
COMMERCIAL	AL-V1	AL-V2	AL-CD
Administrative and Professional Services	R	R	R
Agricultural and Horticultural Sales			
Agricultural Sales	R	R	
Horticultural Sales	R	R	
Agricultural Services	R		
Animal Sales and Servicing			
Auctioning			
Grooming	A	R	
Stockyards			
Veterinary (Large Animals)	A	A	
Veterinary (Small Animals)	A	A	
Automotive and Equipment			
Cleaning	M	M	
Fleet Storage	M		
Parking	R	R	R
Repairs (Heavy Equipment)	m	m	
Repairs (Light Equipment)	A	R	
Sales/Rentals (Heavy Equipment)	m	m	
Sales/Rentals (Farm Equipment)	m	m	
Sales/Rentals (Light Equipment)	m	m	
Building Maintenance Services	A	R	
Business Equipment and Sales Services	A	R	
Business Support Services	R	R	
Communication Services	R	R	
Construction Sales and Personal Services	A	A	

R by Right

A by Administrative Permit

m by Minor Use Permit

M by Major Use Permit

□ Not permitted

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

TABLE AL-1.0 PERMITTED USE TYPES

COMMERCIAL (continued)	AL-V1	AL-V2	AL-CD
Convenience Sales and Services	m	R	R
Cottage Industries	R	R	
Eating and Drinking Establishments	R	R	R
Financial, Insurance and Real Estate	R	R	R
Food and Beverage Retail Sales	m	R	
Funeral and Internment Services			
Cremating	M	M	
Interning	M	M	
Undertaking	A	A	
Gasoline Sales	M	M	M
Laundry Services	A	R	
Medical Services	R	R	R
Participant Sports and Recreation			
Indoor	A	R	A
Outdoor	A		R
Personal Services, General	R	R	R
Recycling Collection / Processing Facility	A	A	
Repair Services, Consumer	R	R	
Research Services	R	R	
Retail Sales			
General	R	R	R
Specialty	R	R	R
Scrap Operations	M		
Spectator Sport and Entertainment			
Limited	R	R	A
General	m	m	A
Swap Meets	M		
Transient Habitation			
Campground			
Lodging	R	R	A
Resort	m	m	
Wholesale Storage and Distribution			
Mini-Warehouse	m	m	
Light	A	A	
Heavy	M		

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